

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	203/29 Foam St ELWOOD 3184	\$1,100,000	04/12/2023
2	16/27 Dickens St ELWOOD 3184	\$1,030,000	30/12/2023
3	11/83-89 Brighton Rd ELWOOD 3184	\$1,020,000	14/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:



3 beds 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending March 2024: \$680,000

Comparable Properties



203/29 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

2 beds 2 baths 1 car

Price: \$1,100,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment



16/27 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

3 beds 1 bath 1 car

Price: \$1,030,000

Method: Private Sale

Date: 30/12/2023

Property Type: Apartment



11/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

3 beds 1 bath 1 car

Price: \$1,020,000

Method: Private Sale

Date: 14/11/2023

Property Type: Townhouse (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372