

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

302 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 30/01/2023 to 29/01/2024 Source REIV

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	40 Broadway ELWOOD 3184	\$2,775,000	20/11/2023
2	34 Goldsmith St ELWOOD 3184	\$2,600,000	06/09/2023
3			

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: 30/01/2024 10:04



 3  2  2

Property Type: House
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

30/01/2023 - 29/01/2024: \$2,250,000

Comparable Properties



40 Broadway ELWOOD 3184 (REI)

Agent Comments

 4  3  2

Price: \$2,775,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 336 sqm approx



34 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,600,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 399 sqm approx

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.