

# 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 7/51-55 Goldsmith Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,775,000 Property Type House Suburb Elwood

Period - From 01/01/2024 to 31/03/2024 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	24a Bendigo Av ELWOOD 3184	\$3,000,000	07/02/2024
2	44a Shelley St ELWOOD 3184	\$2,800,000	22/11/2023
3	36 Byrne Av ELWOOD 3184	\$2,775,000	29/02/2024

**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: 13/05/2024 09:49



**Property Type:**

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

March quarter 2024: \$2,775,000

## Comparable Properties



**24a Bendigo Av ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** House

**Land Size:** 282 sqm approx



**44a Shelley St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** House (Res)

**Land Size:** 204 sqm approx



**36 Byrne Av ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$2,775,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** House (Res)

**Land Size:** 295 sqm approx

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