## 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

#### Median sale price

Median price	\$2,775,000	Pro	perty 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.

Ad	dress 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 FI WOOD 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



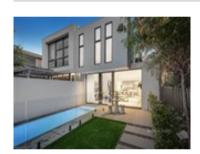






**Indicative Selling Price** \$2,600,000 - \$2,800,000 **Median House Price** March quarter 2024: \$2,775,000

# Comparable Properties



24a Bendigo Av ELWOOD 3184 (REI/VG)



Price: \$3,000,000 Method: Private Sale Date: 07/02/2024 Property Type: House Land Size: 282 sqm approx **Agent Comments** 



44a Shelley St ELWOOD 3184 (REI/VG)





Price: \$2,800,000 Method: Private Sale Date: 22/11/2023

Property Type: House (Res) Land Size: 204 sqm approx Agent Comments



36 Byrne Av ELWOOD 3184 (REI/VG)





Price: \$2,775,000 Method: Private Sale Date: 29/02/2024

Property Type: House (Res) Land Size: 295 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999



