

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

Single price \$2,895,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Elwood

Period - From 01/04/2023 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	36 Byrne Av ELWOOD 3184	\$2,775,000	29/02/2024
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: 03/06/2024 09:09



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,895,000

Median House Price

Year ending March 2024: \$2,262,500

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



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

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.

Account - Marshall White | P: 03 9822 9999