

# 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

288 Barkly 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)

Single price \$1,630,000

### Median sale price

Median price \$2,325,000

Property Type House

Suburb Elwood

Period - From 02/11/2023

to 01/11/2024

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	26 Elizabeth St ELSTERNWICK 3185	\$1,660,000	13/10/2024
2	10 Mason Av ELWOOD 3184	\$1,688,000	14/09/2024
3	19 Hartpury Av ELWOOD 3184	\$1,685,000	17/08/2024

**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:

02/11/2024 23:26



3   2   2

**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,630,000

**Median House Price**  
02/11/2023 - 01/11/2024: \$2,325,000

## Comparable Properties



**26 Elizabeth St ELSTERNWICK 3185 (REI)**

Agent Comments

3   1   1

**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 13/10/2024  
**Property Type:** House (Res)



**10 Mason Av ELWOOD 3184 (REI)**

Agent Comments

3   2   1

**Price:** \$1,688,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 269 sqm approx



**19 Hartpury Av ELWOOD 3184 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,685,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 316 sqm approx

Account - Buxton | P: 03 9563 9933



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