

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

3f Vautier Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$2,455,000 Property Type House Suburb Elwood

Period - From 01/10/2022 to 31/12/2022 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.

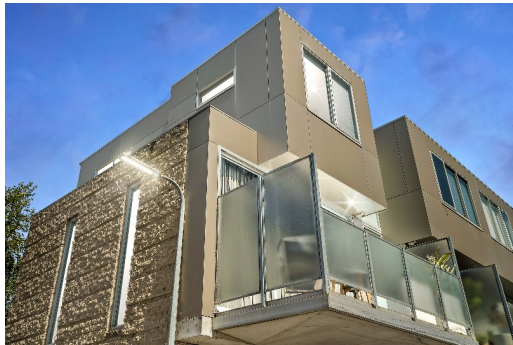
	Address of comparable property	Price	Date of sale
1	3/101 Addison St ELWOOD 3184	\$1,130,000	08/10/2022
2	14/9-11 Milton St ELWOOD 3184	\$1,122,000	29/10/2022
3	14 Woodstock St BALACLAVA 3183	\$1,110,000	14/11/2022

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:

28/02/2023 12:28



2
 1
 2

Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 December quarter 2022: \$2,455,000

Comparable Properties



3/101 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,130,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Apartment



14/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$1,122,000
Method: Private Sale
Date: 29/10/2022
Property Type: Apartment



14 Woodstock St BALACLAVA 3183 (REI/VG)

Agent Comments

2
 1
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Price: \$1,110,000
Method: Private Sale
Date: 14/11/2022
Property Type: House (Res)
Land Size: 51 sqm approx