

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

4 Lawson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$1,862,500 Property Type House Suburb Elwood

Period - From 01/07/2024 to 30/09/2024 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	19 Hartpury Av ELWOOD 3184	\$1,685,000	17/08/2024
2	42 Lyndon St RIPPONLEA 3185	\$1,790,000	26/05/2024
3	69 Milton St ELWOOD 3184	\$1,780,000	25/05/2024

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:

29/10/2024 15:30



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Rooms: 5
Property Type: House
Land Size: 324.136 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median House Price
September quarter 2024: \$1,862,500

Comparable Properties



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



42 Lyndon St RIPONLEA 3185 (REI/VG)

Agent Comments

3 2 -

Price: \$1,790,000
Method: Auction Sale
Date: 26/05/2024
Property Type: House (Res)
Land Size: 309 sqm approx



69 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 279 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400