

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

13 Thackeray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,205,000

Property Type House

Suburb Elwood

Period - From 26/03/2023

to 25/03/2024

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	63 Spray St ELWOOD 3184	\$1,600,000	24/02/2024
2	34 John St ELWOOD 3184	\$1,360,000	14/11/2023
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:

26/03/2024 13:10



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Property Type: House
Land Size: 215 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

26/03/2023 - 25/03/2024: \$2,205,000

Comparable Properties



63 Spray St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,600,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: House
Land Size: 248 sqm approx



34 John St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,360,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 225 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.