## 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

2a Lawson Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,550,000					
Median sale pi	rice									
Median price	\$2,550,000	Property Type		Hou	louse		Suburb	Elwood		
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/49 Spenser St ST KILDA 3182	\$1,520,000	03/06/2023
2	27 Wordsworth St ST KILDA 3182	\$1,470,000	14/06/2023
3	1/43 Ormond Rd ELWOOD 3184	\$1,462,000	01/04/2023

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:

19/09/2023 08:57



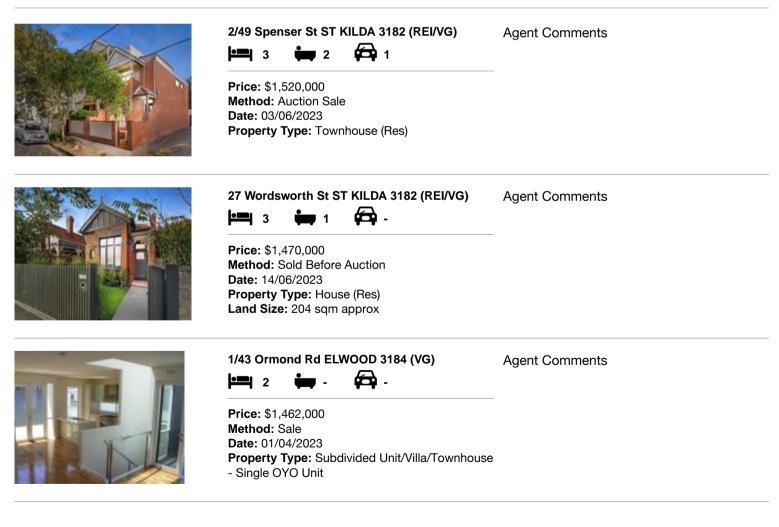






**Property Type:** Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending June 2023: \$2,550,000

# **Comparable Properties**



#### Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



Propertydata

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