

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$2,550,000

Property Type House

Suburb Elwood

Period - From 01/07/2022

to 30/06/2023

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	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



**2/49 Spenser St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Townhouse (Res)



**27 Wordsworth St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2023  
**Property Type:** House (Res)  
**Land Size:** 204 sqm approx



**1/43 Ormond Rd ELWOOD 3184 (VG)**

Agent Comments



**Price:** \$1,462,000  
**Method:** Sale  
**Date:** 01/04/2023  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

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