

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

15 Scott Street, Elwood, VIC 3184

Indicative selling price

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

Single price

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 or range between

\$2,600,000

 &

\$2,800,000

Median sale price

Median price

\$2,210,000

 Property type

House

 Suburb

ELWOOD

Period - From

16/02/2023

 to

15/02/2024

 Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	377 St Kilda Street Brighton Vic 3186	\$3,050,000	2023-11-19
2	53 Ormond Road, Elwood VIC 3184	\$2,915,000	2023-08-04
3	25 The Avenue Balaclava Vic 3183	\$3,000,000	2023-09-01

This Statement of Information was prepared on:

16/02/2024

