

# 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

12 Dryden 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 \$1,800,000 & \$1,850,000

### Median sale price

Median price \$2,205,000 Property Type House Suburb Elwood

Period - From 01/07/2023 to 30/09/2023 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	7 Mason Av ELWOOD 3184	\$1,844,000	31/10/2023
2	4 Phyllis St ELWOOD 3184	\$1,800,000	04/12/2023
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:

28/12/2023 14:56

**Indicative Selling Price**

\$1,800,000 - \$1,850,000

**Median House Price**

September quarter 2023: \$2,205,000



 3  2  0

**Property Type:** House

**Land Size:** 278 sqm approx

Agent Comments

## Comparable Properties



7 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  -

**Price:** \$1,844,000

**Method:** Sold Before Auction

**Date:** 31/10/2023

**Property Type:** House (Res)

**Land Size:** 225 sqm approx



4 Phyllis St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** House

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.