

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

2/36 Burns Street, Elwood Vic 3184

Indicative selling price

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

Range between \$455,000 & \$499,000

Median sale price*

Median price Property Type Suburb Elwood

Period - From to Source

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	10/302 Glen Eira Rd ELSTERNWICK 3185	\$490,000	02/07/2023
2	4/96 Glen Huntly Rd ELWOOD 3184	\$480,000	19/05/2023
3	8/306 Inkerman St ST KILDA EAST 3183	\$455,000	29/05/2023

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: 27/07/2023 12:05

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$455,000 - \$499,000
No median price available

Comparable Properties



10/302 Glen Eira Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$490,000
Method: Auction Sale
Date: 02/07/2023
Property Type: Apartment



4/96 Glen Huntly Rd ELWOOD 3184 (REI/VG) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 19/05/2023
Property Type: Apartment



8/306 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$455,000
Method: Private Sale
Date: 29/05/2023
Property Type: Unit

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