

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 55 Shelley Street, Elwood VIC 3184

Indicative selling price

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

Single price \$ or range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$3,275,000 Property type House Suburb Elwood

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
5 McCrae Street, Elwood VIC 3184	\$1,850,000	01/03/2023
160 Ormond Road, Elwood VIC 3184	\$1,850,000	15/04/2023
19 Havelock Street, St Kilda VIC 3182	\$1,660,000	04/03/2023

This Statement of Information was prepared on: 03/05/2023