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 Clarke Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $2,460,000 Property Type House Suburb Elwood

Period - From 01/07/2021 to 30/06/2022 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	4/96 Addison St ELWOOD 3184	$1,550,000	16/07/2022
2	27 Blenheim St BALACLAVA 3183	$1,526,750	04/06/2022
3	32 Rusden St BRIGHTON 3186	$1,500,000	01/07/2022

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: 05/09/2022 19:02

15 Clarke Street, Elwood Vic 3184



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending June 2022: $2,460,000

Comparable Properties



4/96 Addison St ELWOOD 3184 (REI)

3 2 1

Price: $1,550,000
Method: Private Sale
Date: 16/07/2022
Property Type: Townhouse (Res)

Agent Comments



27 Blenheim St BALACLAVA 3183 (REI/VG)

3 1 -

Price: $1,526,750
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 227 sqm approx

Agent Comments



32 Rusden St BRIGHTON 3186 (REI)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 222 sqm approx

Agent Comments

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

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