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	34 John Street, Elwood Vic 3184

Indicative selling price

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

Single price $1,400,000

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	33 Duke St ST KILDA 3182	$1,455,000	29/07/2023
2	38 John St ELWOOD 3184	$1,422,500	28/06/2023
3	44 Brunning St BALACLAVA 3183	$1,300,000	12/08/2023

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: 12/11/2023 10:06

34 John Street, Elwood Vic 3184



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,400,000
Median House Price
September quarter 2023: $2,205,000

Comparable Properties



33 Duke St ST KILDA 3182 (REI/VG)

2 1 -

Price: $1,455,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments



38 John St ELWOOD 3184 (REI/VG)

2 1 -

Price: $1,422,500
Method: Private Sale
Date: 28/06/2023
Property Type: House
Land Size: 226 sqm approx

Agent Comments



44 Brunning St BALACLAVA 3183 (REI)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)

Agent Comments

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

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