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	33 Meredith Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	1 Foster Av ST KILDA 3182	$1,470,000	26/04/2022
2			
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: 12/10/2022 14:34

33 Meredith Street, Elwood Vic 3184



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2022: $2,460,000

Comparable Properties



1 Foster Av ST KILDA 3182 (REI/VG)

2 1 1

Price: $1,470,000
Method: Sold Before Auction
Date: 26/04/2022
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

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.

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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