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	2A John Street Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,795,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,053,250	Property type	House	Suburb	Elwood
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

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 6 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
43A Ruskin Street Elwood VIC 3184	$1,825,000	17-Apr-21
1/1 Cowper Street St Kilda VIC 3182	$1,750,000	31-May-21
1/96 Addison Street Elwood VIC 3184	$1,710,000	20-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 08 July 2021

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43A Ruskin Street Elwood VIC 3184 Sold Price **$1,825,000** Sold Date **17-Apr-21**

3 3 2 Distance **0.59km**



1/1 Cowper Street St Kilda VIC 3182 Sold Price RS **$1,750,000** Sold Date **31-May-21**

3 2 2 Distance **1.15km**



1/96 Addison Street Elwood VIC 3184 Sold Price **$1,710,000** Sold Date **20-Apr-21**

3 2 2 Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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