Statement of Information

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	8 Moore Street, Elwood Victoria 3182

Indicative selling price

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

Single price	N/A	or range between	$1,350,000	&	$1,485,000

Median sale price

Median price	$2,400,000	Property type	House	Suburb	ELWOOD
Period - From	01/04/2024	to	30/06/2024	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
1. 36 Clyde St ST KILDA 3182	$1,510,000	10/09/2024
2. 48 Balston St BALACLAVA 3183	$1,375,000	06/08/2024

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: 01/10/2024