

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 Robert Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,375,000 & \$1,475,000

Median sale price

Median price \$2,205,000 Property Type House Suburb Elwood

Period - From 15/03/2023 to 14/03/2024 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	63 Spray St ELWOOD 3184	\$1,600,000	24/02/2024
2	29 Kendall St ELWOOD 3184	\$1,400,000	29/10/2023
3	34 John St ELWOOD 3184	\$1,360,000	14/11/2023

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: 15/03/2024 09:47



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Property Type: House
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

15/03/2023 - 14/03/2024: \$2,205,000

Comparable Properties



63 Spray St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,600,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: House
Land Size: 248 sqm approx



29 Kendall St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,400,000
Method: Private Sale
Date: 29/10/2023
Property Type: House
Land Size: 191 sqm approx



34 John St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,360,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 225 sqm approx