

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

49 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,255,000 Property Type House Suburb Elwood

Period - From 02/05/2023 to 01/05/2024 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	82 Tennyson St ELWOOD 3184	\$3,176,000	14/04/2024
2	2 Kendall St ELWOOD 3184	\$2,910,000	10/02/2024
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: 02/05/2024 14:59



Property Type:

Divorce/Estate/Family Transfers

Land Size: 510 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

02/05/2023 - 01/05/2024: \$2,255,000

Comparable Properties



82 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$3,176,000

Method: Private Sale

Date: 14/04/2024

Property Type: House

Land Size: 534 sqm approx



2 Kendall St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,910,000

Method: Private Sale

Date: 10/02/2024

Property Type: House

Land Size: 446 sqm approx

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.