

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

5/31 Pine Avenue, 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 \$2,775,000

Property Type House

Suburb Elwood

Period - From 01/01/2024

to 31/03/2024

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	7b Meredith St ELWOOD 3184	\$1,525,000	01/06/2024
2	25c Thackeray St ELWOOD 3184	\$1,500,000	06/04/2024
3	2 Cross St BRIGHTON 3186	\$1,453,000	21/03/2024

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:

05/06/2024 08:42



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2024: \$2,775,000

Comparable Properties



7b Meredith St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,525,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)



25c Thackeray St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Private Sale

Date: 06/04/2024

Property Type: Townhouse (Res)



2 Cross St BRIGHTON 3186 (REI)

Agent Comments

3 1 -

Price: \$1,453,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 390 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372