## 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

57 Spray Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,850,000			&		\$1,950,000					
Median sale price										
Median price	\$2,330,000	Pro	operty Type	Hou	se		Suburb	Elwood		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	30 Addison St ELWOOD 3184	\$1,900,000	19/10/2023
2	58 Goldsmith St ELWOOD 3184	\$1,900,000	28/10/2023
3	20 Brentani Av ELSTERNWICK 3185	\$1,885,000	19/10/2023

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:

11/01/2024 13:31









Property Type: House Land Size: 323 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending September 2023: \$2,330,000

# **Comparable Properties**

30 Addison St ELWOOD 3184 (REI/VG) 3 1 2 Price: \$1,900,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House (Res) Land Size: 322 sqm approx	Agent Comments
58 Goldsmith St ELWOOD 3184 (REI) 3 2 - Price: \$1,900,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 383 sqm approx	Agent Comments
20 Brentani Av ELSTERNWICK 3185 (REI) 3 2 2 2 Price: \$1,885,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House (Res) Land Size: 630 sqm approx	Agent Comments

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