

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,330,000 Property Type House Suburb Elwood

Period - From 01/10/2022 to 30/09/2023 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	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)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx



**58 Goldsmith St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 383 sqm approx



**20 Brentani Av ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$1,885,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2023  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx

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