

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

4/35 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,885,000

Property Type House

Suburb Elwood

Period - From 01/04/2019

to 30/06/2019

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	17a Market St ST KILDA 3182	\$1,322,000	17/08/2019
2	4/16 Dickens St ELWOOD 3184	\$1,230,000	19/07/2019
3	2/519 St Kilda St ELWOOD 3184	\$1,210,000	24/08/2019

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:

16/09/2019



3 2

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2019: \$1,885,000

Comparable Properties



17a Market St ST KILDA 3182 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,322,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 4
Property Type: Townhouse (Res)



4/16 Dickens St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,230,000
Method: Sold Before Auction
Date: 19/07/2019
Property Type: House (Res)



2/519 St Kilda St ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 24/08/2019
Property Type: Townhouse (Res)