Statement of Information

Single residential property located in the Melbourne metropolitan area

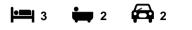
Section 47AF of the Estate Agents Act 1980

Prope	rty offered	d for s	ale									_		
Address Including suburb and postcode			27 Meredith Street, Elwood Vic 3184											
Indica	Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$2,400,000 & \$2,600,000														
Media	n sale pri	се						_		_				
Medi	ian price \$	2,460,0	000	Pro	operty Type	Hous	se		Subi	urb	Elwood			
Perio	d - From 0	1/07/20	021	to	30/06/2022	2	S	ource	REIV	′				
Compa	arable pro	perty	sales	(*De	lete A or B	belo	w as ap	plica	ble)					
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										Pri	ice	Date of sale	;	
1														
2														
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:							on:		14/09/2022 14:43				









Property Type: House (Previously Occupied - Detached)
Land Size: 382 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending June 2022: \$2,460,000

Comparable Properties

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



