

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

2e Wilton Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$1,425,000

&

\$1,525,000

Median sale price

Median price \$2,080,000

Property Type House

Suburb Elwood

Period - From 01/04/2020

to

31/03/2021

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	5/87 Marine Pde ELWOOD 3184	\$1,595,000	15/05/2021
2	2/130 Tennyson St ELWOOD 3184	\$1,390,000	22/03/2021
3	5/31 Pine Av ELWOOD 3184	\$1,525,000	27/02/2021

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:

28/06/2021 21:36



3 2.5 2

Property Type: House (Previously Occupied - Detached)

Agent Comments
no body corporate

Indicative Selling Price

\$1,425,000 - \$1,525,000

Median House Price

Year ending March 2021: \$2,080,000

Comparable Properties



5/87 Marine Pde ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,595,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)



2/130 Tennyson St ELWOOD 3184 (VG)

Agent Comments

3 - -

Price: \$1,390,000

Method: Sale

Date: 22/03/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

5/31 Pine Av ELWOOD 3184 (VG)

Agent Comments

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Price: \$1,525,000

Method: Sale

Date: 27/02/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit