

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

22 Thackeray Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,650,000

Median sale price

Median price \$2,075,000

House

X

Unit

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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		
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.



Rooms:

Property Type: House

Land Size: 166 sqm approx

Agent Comments

Luxury at its finest

Comparable Properties



21a Pine Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 05/12/2018

Rooms: 6

Property Type: House



92 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 22/01/2019

Rooms: 7

Property Type: House (Res)

Land Size: 191 sqm approx

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.