

# 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

108 Addison 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 \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$1,950,000

Property Type House

Suburb Elwood

Period - From 01/04/2021

to

30/06/2021

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	53 Ruskin St ELWOOD 3184	\$2,800,000	28/04/2021
2	28 Acland St ST KILDA 3182	\$2,730,000	18/04/2021
3	13 Mozart St ST KILDA 3182	\$2,600,000	29/05/2021

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:

10/10/2021 21:21



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 481 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,800,000  
**Median House Price**  
 June quarter 2021: \$1,950,000

## Comparable Properties



**53 Ruskin St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,800,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2021  
**Property Type:** House (Res)  
**Land Size:** 222 sqm approx



**28 Acland St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$2,730,000  
**Method:** Private Sale  
**Date:** 18/04/2021  
**Property Type:** House  
**Land Size:** 310 sqm approx



**13 Mozart St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 29/05/2021  
**Property Type:** House (Res)

**Account - Wilson** | P: 03 9525 4166 | F: 03 9534 0765