

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

2/489 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$2,455,000

Property Type

House

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

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	4 Archibald St ELSTERNWICK 3185	\$2,100,000	12/01/2023
2	6a Lawson St ELWOOD 3184	\$2,030,000	12/02/2023
3	21 Maryville St RIPPONLEA 3185	\$1,980,000	04/03/2023

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:

22/03/2023 11:06



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

December quarter 2022: \$2,455,000

Comparable Properties



4 Archibald St ELSTERNWICK 3185 (VG)

Agent Comments

4
 -
 -

Price: \$2,100,000

Method: Sale

Date: 12/01/2023

Property Type: House (Res)

Land Size: 419 sqm approx



6a Lawson St ELWOOD 3184 (VG)

Agent Comments

3
 -
 -

Price: \$2,030,000

Method: Sale

Date: 12/02/2023

Property Type: House (Res)

Land Size: 160 sqm approx



21 Maryville St RIPPONLEA 3185 (REI)

Agent Comments

3
 2
 2

Price: \$1,980,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)