

# 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

32 Pine Avenue, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,945,000 Property Type House Suburb Elwood

Period - From 21/02/2019 to 20/02/2020 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	299 Barkly St ST KILDA 3182	\$2,251,000	15/02/2020
2	350 Barkly St ELWOOD 3184	\$1,920,000	21/12/2019
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:

21/02/2020 09:12



 3  1  2

**Property Type:** House  
**Land Size:** 522 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

21/02/2019 - 20/02/2020: \$1,945,000

## Comparable Properties



**299 Barkly St ST KILDA 3182 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,251,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



**350 Barkly St ELWOOD 3184 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 21/12/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 481 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.