

# 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

20 Moore 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 \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$2,060,000

Property Type House

Suburb Elwood

Period - From 01/01/2020

to 31/12/2020

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	86 Addison St ELWOOD 3184	\$2,956,000	28/11/2020
2	67 Dickens St ELWOOD 3184	\$2,880,000	10/11/2020
3	180 Tennyson St ELWOOD 3184	\$2,601,000	30/11/2020

**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:

08/02/2021 20:42



**Property Type:** House (Res)

**Land Size:** 483 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

Year ending December 2020: \$2,060,000

## Comparable Properties



**86 Addison St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,956,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 481 sqm approx



**67 Dickens St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,880,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** House



**180 Tennyson St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,601,000

**Method:** Expression of Interest

**Date:** 30/11/2020

**Property Type:** House

**Land Size:** 467 sqm approx