

# 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

53 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)

Single price

\$2,217,500

### Median sale price

Median price

\$2,058,250

Property Type

House

Suburb

Elwood

Period - From

26/02/2020

to

25/02/2021

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	8 Lytton St ELWOOD 3184	\$2,150,000	12/12/2020
2	5 Mccrae St ELWOOD 3184	\$2,025,000	12/12/2020
3	10 Ruskin St ELWOOD 3184	\$2,000,000	25/11/2020

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:

26/02/2021 12:33



4 3 0

**Property Type:** House

**Land Size:** 242 sqm approx

Agent Comments

## Comparable Properties



**8 Lytton St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 222 sqm approx



**5 Mccrae St ELWOOD 3184 (REI)**

Agent Comments

3 2 2

**Price:** \$2,025,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)



**10 Ruskin St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 -

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

**Method:** Private Sale

**Date:** 25/11/2020

**Property Type:** House

**Land Size:** 214 sqm approx