

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

15 Lytton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,072,500

Property Type House

Suburb Elwood

Period - From 18/05/2020

to

17/05/2021

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	43a Ruskin St ELWOOD 3184	\$1,825,000	17/04/2021
2	1/96 Addison St ELWOOD 3184	\$1,710,000	20/04/2021
3	4a Shelley St ELWOOD 3184	\$1,705,000	10/04/2021

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:

18/05/2021 08:34



 3  2  1

Property Type: House

Agent Comments

Comparable Properties



43a Ruskin St ELWOOD 3184 (REI)

Agent Comments

 3  3  2

Price: \$1,825,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)



1/96 Addison St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,710,000

Method: Expression of Interest

Date: 20/04/2021

Property Type: House

Land Size: 146 sqm approx



4a Shelley St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$1,705,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)