

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 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

Median sale price

Median price \$2,185,000

Property Type House

Suburb Elwood

Period - From 01/10/2019

to 31/12/2019

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	40 Milton St ELWOOD 3184	\$2,650,000	30/10/2019
2	247 Brighton Rd ELWOOD 3184	\$2,600,000	07/08/2019
3	309 Barkly St ELWOOD 3184	\$2,565,000	25/11/2019

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:

30/01/2020 14:03



4 2 3

Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



40 Milton St ELWOOD 3184 (REI)

Agent Comments

4 2 3

Price: \$2,650,000

Method: Private Sale

Date: 30/10/2019

Property Type: House

Land Size: 711 sqm approx



247 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

5 2 3

Price: \$2,600,000

Method: Private Sale

Date: 07/08/2019

Property Type: House

Land Size: 830 sqm approx

309 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

5 3 2

Price: \$2,565,000

Method: Private Sale

Date: 25/11/2019

Rooms: 8

Property Type: House

Land Size: 581 sqm approx