

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

24 Moore Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,670,000

Median sale price

Median price

\$1,790,000

House

X

Unit

Suburb

Elwood

Period - From

01/01/2019

to

31/03/2019

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	2 Kendall St ELWOOD 3184	\$2,755,000	08/02/2019
2	62 Blessington St ST KILDA 3182	\$2,650,000	17/11/2018
3	6 Vautier St ELWOOD 3184	\$2,555,000	09/03/2019

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.~~



4
 2
 2

Rooms:
Property Type: House (Res)
Land Size: 438 sqm approx
Agent Comments

Indicative Selling Price
 \$2,670,000

Median House Price
 March quarter 2019: \$1,790,000

Comparable Properties



2 Kendall St ELWOOD 3184 (REI/VG)

Agent Comments

4
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Price: \$2,755,000
Method: Private Sale
Date: 08/02/2019
Rooms: 5
Property Type: House (Res)
Land Size: 447 sqm approx



62 Blessington St ST KILDA 3182 (REI/VG)

Agent Comments

4
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Price: \$2,650,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 426 sqm approx



6 Vautier St ELWOOD 3184 (REI)

Agent Comments

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 4

Price: \$2,555,000
Method: Auction Sale
Date: 09/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 567 sqm approx