

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

5 Wilton Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$2,300,000

&

\$2,530,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Elwood

Period - From 05/02/2023

to

04/02/2024

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	41 Addison St ELWOOD 3184	\$2,377,000	16/09/2023
2	30 Goldsmith St ELWOOD 3184	\$2,290,000	08/10/2023
3			

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:

05/02/2024 16:31



3 2 2

Property Type: House
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
05/02/2023 - 04/02/2024: \$2,250,000

Comparable Properties



41 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$2,377,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 282 sqm approx



30 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$2,290,000
Method: Private Sale
Date: 08/10/2023
Property Type: House
Land Size: 394 sqm approx

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.

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