

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

62A Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$2,134,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2017

to

30/06/2018

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	3 Glen Huntly Rd ELWOOD 3184	\$1,500,000	03/04/2018
2	8a Rowan St ELSTERNWICK 3185	\$1,477,000	21/04/2018
3	3/210 Tennyson St ELWOOD 3184	\$1,385,000	07/03/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 129 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

Year ending June 2018: \$2,134,000

Comparable Properties

**3 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$1,500,000**Method:** Private Sale**Date:** 03/04/2018**Rooms:** 5**Property Type:** House**Land Size:** 190 sqm approx**8a Rowan St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

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Price: \$1,477,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 202 sqm approx**3/210 Tennyson St ELWOOD 3184 (REI)**

Agent Comments

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Price: \$1,385,000**Method:** Private Sale**Date:** 07/03/2018**Rooms:** -**Property Type:** Townhouse (Single)