

RT Edgar

STATEMENT OF INFORMATION

22 March 2018

Property offered for sale

5/25 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$715,000 House Unit X Suburb Elwood

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Elwood estate agent and Kristian Bonnici consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 1 204/2 Kingsley Street, Elwood 3184 | \$443,000 | 30/10/2017 |
| 2 1/49 Ruskin Street, Elwood 3184 | \$412,500 | 12/12/2017 |
| 3 13/2 Selwyn Avenue, Elwood 3184 | \$410,000 | 06/03/2018 |