

# Statement of Information

## Sections 47AF of the *Estate Agents Act 1980*

*Property Offered for Sale: 13 Vautier Street Elwood*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

\$1,320,000 - \$1,380,000

### Median House Sale Price

\$1,700,000

### Suburb or Locality

Elwood

### Period From

May 2016 – April 2017 (Source: CoreLogic)

### Comparable property sales

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	5 Moore Street Elwood	\$1,421,000	25 <sup>th</sup> March 2017
2	139 Mitford Street Elwood	\$1,430,000	25 <sup>th</sup> March 2017
3	134 Tennyson Street Elwood	\$1,335,000	9 <sup>th</sup> November 2016
4	55 Spray Street Elwood	\$1,430,000	13 <sup>th</sup> May 2017

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.