

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

3/7 Vautier Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2018

to

30/09/2019

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	4/31 Broadway ELWOOD 3184	\$870,500	31/08/2019
2	14/34 Mitford St ELWOOD 3184	\$830,500	25/05/2019
3	4/19-21 Ormond Esp ELWOOD 3184	\$821,000	02/04/2019

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.~~

This Statement of Information was prepared on:

19/11/2019 11:19



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$859,000

Median Unit Price

Year ending September 2019: \$650,000

Comparable Properties



4/31 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$870,500

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment



14/34 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$830,500

Method: Auction Sale

Date: 25/05/2019

Property Type: Apartment



4/19-21 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$821,000

Method: Private Sale

Date: 02/04/2019

Property Type: Apartment