

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 12 ELWOOD AVENUE, SURF BEACH, VIC 3922


Indicative selling price

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

Single Price: \$385,000

Median sale price

Median price \$389,000 House ☒ Unit ☐ Suburb SURF BEACH

Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
33 PHILLIP ISLAND RD, SURF BEACH, VIC 3922	*\$391,000	17/07/2017
24 MALCALM AVE, SURF BEACH, VIC 3922	\$435,000	06/03/2017
13 ALVINA CRES, SURF BEACH, VIC 3922	\$389,000	07/04/2017