

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

| |
|------------------------------------|
| 2 Hartpury Avenue, Elwood Vic 3184 |
|------------------------------------|

Indicative selling price

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

 Single price

| |
|-------------|
| \$2,250,000 |
|-------------|

Median sale price

 Median price

| |
|-------------|
| \$2,430,000 |
|-------------|

 House

| |
|---|
| X |
|---|

 Unit

| |
|--|
| |
|--|

 Suburb

| |
|--------|
| Elwood |
|--------|

 Period - From

| |
|------------|
| 01/01/2018 |
|------------|

 to

| |
|------------|
| 31/03/2018 |
|------------|

 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 | 10 John St ELWOOD 3184 | \$2,310,000 | 22/01/2018 |
| 2 | 40 Tennyson St ELWOOD 3184 | \$2,210,000 | 01/05/2018 |
| 3 | 49 Brighton Rd ELWOOD 3184 | \$2,065,000 | 16/12/2017 |

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.



Rooms:

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



10 John St ELWOOD 3184 (VG)

Agent Comments



Price: \$2,310,000

Method: Sale

Date: 22/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 579 sqm approx



40 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,210,000

Method: Private Sale

Date: 01/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 473 sqm approx



49 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,065,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 622 sqm approx