

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 priceFor 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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



10 John St ELWOOD 3184 (VG)

Agent Comments

 3  -  -

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

 3  1  1

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

 4  1  2

Price: \$2,065,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 622 sqm approx