

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

5/36 Burns Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$580,000

Median sale price

Median price \$552,000

House

Unit

X

Suburb

Elwood

Period - From 01/07/2018

to

30/09/2018

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	14/10 Dickens St ELWOOD 3184	\$599,999	11/10/2018
2	6/8 Avoca Av ELWOOD 3184	\$590,000	25/07/2018
3	7/48 Spray St ELWOOD 3184	\$581,000	13/10/2018

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: Strata Unit/Flat

Agent Comments

Comparable Properties



14/10 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$599,999

Method: Sold Before Auction

Date: 11/10/2018

Rooms: -

Property Type: Apartment



6/8 Avoca Av ELWOOD 3184 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 25/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/48 Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$581,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Apartment