

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

33 Mason Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$2,280,000

House

X

Unit

Suburb Elwood

Period - From 01/04/2017

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	50 Byron St ELWOOD 3184	\$1,495,000	10/04/2018
2	28 Camden St BALACLAVA 3183	\$1,325,000	19/04/2018
3	44 Brunning St BALACLAVA 3183	\$1,200,000	16/06/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,250,000
Median House Price
 Year ending March 2018: \$2,280,000

Comparable Properties



50 Byron St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,495,000
Method: Private Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 267 sqm approx



28 Camden St BALACLAVA 3183 (REI)

Agent Comments

2 1 -

Price: \$1,325,000
Method: Private Sale
Date: 19/04/2018
Rooms: 3
Property Type: House



44 Brunning St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$1,200,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)