

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3/31a Hartpury Avenue, Elwood, 3184.

Indicative selling price

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

Single price \$ or range between \$575,000 & \$600,000

Median sale price

Median price \$720,000 House Unit X Suburb Elwood
Period - From 20/03/2018 to 20/03/2019 Source REA Realestate.com.au

Comparable property sales

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
4/26 Beach Av ELWOOD 3184 VIC	\$600,000	26/03/2019
4/493 St Kilda St ELWOOD 3184 VIC	\$575,000	23/02/2019
10/10 Vautier St ELWOOD 3184 VIC	\$582,000	25/01/2019

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.