

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	2/35 John Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,075,000	Hou	ise X	Unit		Suburb	Elwood
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

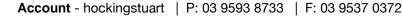
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	20 Staniland Gr ELSTERNWICK 3185	\$1,440,000	13/10/2018
2	3/10 Wilton Gr ELWOOD 3184	\$1,430,000	02/07/2018
3	25b Thackeray St ELWOOD 3184	\$1,340,000	03/07/2018

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.







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hockingstuart





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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,359,000 Median House Price December quarter 2018: \$2,075,000

Comparable Properties



20 Staniland Gr ELSTERNWICK 3185 (REI/VG) Agent Comments

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Price: \$1,440,000 **Method:** Auction Sale **Date:** 13/10/2018

Rooms: -

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Property Type: House - Semi-detached

Land Size: 406 sqm approx



3/10 Wilton Gr ELWOOD 3184 (VG)

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Price: \$1,430,000 Method: Sale Date: 02/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



25b Thackeray St ELWOOD 3184 (REI/VG)





Price: \$1,340,000

Method: Sold Before Auction

Date: 03/07/2018

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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