

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

6/6 Pine Avenue, Elwood Vic 3184

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

Single price \$729,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2017

to

30/06/2017

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	4/6 Pine Av ELWOOD 3184	\$730,000	22/07/2017
2	107/50 Southey St ELWOOD 3184	\$725,000	17/06/2017
3	18/145 Ormond Rd ELWOOD 3182	\$712,000	27/05/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/6 Pine Av ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 3

Property Type: Apartment



107/50 Southey St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$725,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: Apartment



18/145 Ormond Rd ELWOOD 3182 (REI)

Agent Comments

2 1 1

Price: \$712,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 3

Property Type: Apartment