

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

4/31 Broadway, Elwood Vic 3184

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb

Elwood

Period - From 01/07/2018

to

30/06/2019

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	14/34 Mitford Street, Elwood, Vic 3184, Australia	\$830,000	25/05/2019
2	11/145 Ormond Rd ELWOOD 3184	\$824,000	18/03/2019
3	4/19-21 Ormond Esp ELWOOD 3184	\$821,000	02/04/2019

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median Unit Price
 Year ending June 2019: \$640,000

Comparable Properties

14/34 Mitford Street, Elwood, Vic 3184, Australia (REI)

Agent Comments

2
 1
 1

Price: \$830,000
Method:
Date: 25/05/2019
Rooms: -
Property Type: Apartment



11/145 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$824,000
Method: Private Sale
Date: 18/03/2019
Rooms: -
Property Type: Apartment



4/19-21 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$821,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: Apartment