

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 | 3/31 Broadway, Elwood Vic 3184 |
|----------------------|--------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| & | \$770,000 |
|---|-----------|
| | & |

Median sale price

| Median price | \$715,500 | Hou | ıse | Unit | Х | Suburb | Elwood |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | REIV | |

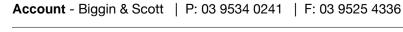
Comparable property sales (*Delete A or B below as applicable)

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 1/9 Herbert St ST KILDA 3182 | \$800,000 | 05/08/2017 |
| 2 | 5/22 Shelley St ELWOOD 3184 | \$770,000 | 07/10/2017 |
| 3 | 1/1 Wimbledon Av ELWOOD 3184 | \$745,000 | 31/10/2017 |

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.







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Rooms: Property Type: Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price December quarter 2017: \$715,500

Comparable Properties



1/9 Herbert St ST KILDA 3182 (REI)

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Agent Comments

Price: \$800,000 Method: Auction Sale Date: 05/08/2017

Rooms: -

Property Type: Apartment



5/22 Shelley St ELWOOD 3184 (REI)

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Price: \$770,000 Method: Auction Sale Date: 07/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



1/1 Wimbledon Av ELWOOD 3184 (REI)

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Price: \$745,000 **Method:** Private Sale **Date:** 31/10/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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