

RT Edgar

STATEMENT OF INFORMATION

19 October 2018

Property offered for sale

3/19 Tiuna Grove, Elwood 3184

Indicative selling price

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

Single price \$640,000

Median sale price

Median price	\$655,000	House	Unit	X	Suburb	Elwood
Period - From	01/04/2018	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Brighton estate agent and Rosslyn Mastrangelo consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10/35 Dickens Street, Elwood 3184	\$655,000	27/05/2018
2 4/57 Mitford Street, Elwood 3184	\$645,000	27/05/2018
3 6/19 Tiuna Grove, Elwood 3184	\$595,000	08/10/2018