

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 70 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,013,000 House X Unit 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	106 Mitford St ELWOOD 3184	\$1,750,000	24/02/2017
2	44 Dickens St ELWOOD 3184	\$1,750,000	22/02/2017
3	11 Bailey Av ST KILDA EAST 3183	\$1,592,000	04/06/2017

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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3 2 2

Rooms:
Property Type: House
Land Size: 343 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2017: \$2,013,000

Comparable Properties



106 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,750,000
Method: Auction Sale
Date: 24/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 263 sqm approx



44 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$1,750,000
Method: Sold Before Auction
Date: 22/02/2017
Rooms: 3
Property Type: House (Res)
Land Size: 335 sqm approx



11 Bailey Av ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$1,592,000
Method: Auction Sale
Date: 04/06/2017
Rooms: -
Property Type: House (Res)