

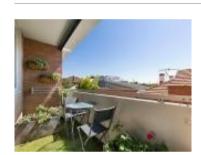


Rooms: 4 Property Type: Strata Unit/Flat

Land Size: 67 sqm Agent Comments

Indicative Selling Price \$695,500 **Median Unit Price** Year ending March 2017: \$626,000

Comparable Properties



4/88 Addison St ELWOOD 3184 (REI)

Price: \$687,000

Method: Sold Before Auction

Date: 27/03/2017 Rooms: 3

Property Type: Apartment

Agent Comments



4/8 Southey St ELWOOD 3184 (REI/VG)

Method: Sold Before Auction

Date: 07/11/2016 Rooms: 3

Price: \$665,000

Property Type: Apartment

Agent Comments



7/9 Tiuna Gr ELWOOD 3184 (REI)

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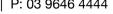
Price: \$645,000 Method: Auction Sale Date: 25/02/2017

Rooms: 3

Property Type: Apartment

Agent Comments









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	3/44 Wave Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$626,000		Unit X	Su	ıburb	Elwood	
Period - From	01/04/2016	to	31/03/2017	Source	REIV		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/88 Addison St ELWOOD 3184	\$687,000	27/03/2017
4/8 Southey St ELWOOD 3184	\$665,000	07/11/2016
7/9 Tiuna Gr ELWOOD 3184	\$645,000	25/02/2017





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