



2   
 1   
 1

**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)**

Agent Comments

2   
 1   
 1

**Price:** \$687,000

**Method:** Sold Before Auction

**Date:** 27/03/2017

**Rooms:** 3

**Property Type:** Apartment



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

Agent Comments

2   
 1   
 1

**Price:** \$665,000

**Method:** Sold Before Auction

**Date:** 07/11/2016

**Rooms:** 3

**Property Type:** Apartment



**7/9 Tiuna Gr ELWOOD 3184 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 3

**Property Type:** Apartment

## 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

3/44 Wave Street, Elwood Vic 3184

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,500

**Median sale price**

Median price \$626,000

Unit X

Suburb 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