



5   
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**Rooms:****Property Type:** House (Res)**Land Size:** 507 sqm

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending March 2017: \$1,842,500

## Comparable Properties

**58 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

6   
 2   
 3

**Price:** \$2,805,000**Method:** Sold Before Auction**Date:** 30/11/2016**Rooms:** 7**Property Type:** House (Res)**Land Size:** 566 sqm**21 Austin Av ELWOOD 3184 (VG)**

Agent Comments

2   
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**Price:** \$2,780,000**Method:** Sale**Date:** 16/01/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 499 sqm**459 St Kilda St ELWOOD 3184 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$2,265,000**Method:** Private Sale**Date:** 14/09/2016**Rooms:** 4**Property Type:** House**Land Size:** 323 sqm

## 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

497 St Kilda 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)

Range between \$2,600,000

&amp;

\$2,800,000

**Median sale price**

Median price \$1,842,500

House

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
58 Tennyson St ELWOOD 3184	\$2,805,000	30/11/2016
21 Austin Av ELWOOD 3184	\$2,780,000	16/01/2017
459 St Kilda St ELWOOD 3184	\$2,265,000	14/09/2016