

# RT Edgar

## STATEMENT OF INFORMATION

17 May 2019

### Property offered for sale

40 Broadway Elwood

### Indicative selling price

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

Single Price \$1,950,000

### Median sale price

Median price	\$2,140,000	House	X	Suburb	Elwood
Period - From	30/11/2018	to	6/5/2019	Source	REIV

### Comparable property sales

B. RT Edgar Elwood estate agent and James Meldrum reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.