

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

117 Spray Street, Elwood Vic 3184

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$2,285,000

House

X

Unit

Suburb Elwood

Period - From 01/10/2017

to

31/12/2017

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	6 Hartpury Av ELWOOD 3184	\$2,290,000	29/10/2017
2	156 Head St BRIGHTON 3186	\$2,150,000	05/08/2017
3	431 St Kilda St ELWOOD 3184	\$2,100,000	18/11/2017

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.~~



 4  2  1

Rooms:

Property Type: House (Res)

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



6 Hartpury Av ELWOOD 3184 (REI)

Agent Comments

 3  1  2

Price: \$2,290,000

Method: Auction Sale

Date: 29/10/2017

Rooms: 6

Property Type: House (Res)



156 Head St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,150,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 494 sqm approx



431 St Kilda St ELWOOD 3184 (REI)

Agent Comments

 3  2  1

Price: \$2,100,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 375 sqm approx