

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 105 Mitford Street Elwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$1,899,000

Median House Sale Price

\$1,750,000

Suburb or Locality

Elwood

Period From

August 2016 – July 2017 (Source: CoreLogic)

Comparable property sales

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	9 Kendall Street Elwood	\$1,860,000	4 th July 2017
2	34 Selwyn Avenue Elwood	\$1,820,000	29 th July 2017
3	72A Spray Street Elwood	\$1,900,000	27 th July 2017