

## Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 34 SELWYN AVENUE ELWOOD

### Indicative selling price

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

Single price  or range between \$1,650,000 & \$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,430,000

\*House \*

Suburb ELWOOD

Period - From 1/1/17

31/3/17

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
2/489 St Kilda Street Elwood	\$1,650,000	12 <sup>th</sup> Jan 2017
2 John Street Elwood	\$1,665,000	26 <sup>th</sup> Mar 2017

**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.