

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

6 Wimbledon Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,820,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2017

to 30/09/2017

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	112 Mitford St ELWOOD 3184	\$2,090,000	14/10/2017
2	8 Foam St ELWOOD 3184	\$1,970,000	13/06/2017
3	4 Glen Eira Rd RIPPONLEA 3185	\$1,875,000	23/07/2017

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.



 3  1  3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 495 approx sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

September quarter 2017: \$1,820,000

Comparable Properties

112 Mitford St ELWOOD 3184 (REI)

Agent Comments

 3  2  1

Price: \$2,090,000

Method: Private Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 463 sqm approx



8 Foam St ELWOOD 3184 (VG)

Agent Comments

 3  -  -

Price: \$1,970,000

Method: Sale

Date: 13/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm approx

4 Glen Eira Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,875,000

Method: Auction Sale

Date: 23/07/2017

Rooms: 9

Property Type: House (Res)

Land Size: 550 sqm approx