

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

27 Rothesay Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

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	4 Wave St ELWOOD 3184	\$2,420,000	03/08/2017
2	10 John St ELWOOD 3184	\$2,310,000	21/10/2017
3	13 Cyril St ELWOOD 3184	\$2,275,000	20/05/2017

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 438 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

September quarter 2017: \$1,820,000

Comparable Properties

**4 Wave St ELWOOD 3184 (REI)**

Agent Comments

**Price:** \$2,420,000**Method:** Sold Before Auction**Date:** 03/08/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 502 sqm approx**10 John St ELWOOD 3184 (REI)**

Agent Comments

**Price:** \$2,310,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 5**Property Type:** House (Res)**13 Cyril St ELWOOD 3184 (REI/VG)**

Agent Comments

**Price:** \$2,275,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 399 sqm approx