

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	7/3 Wimbledon Avenue, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$400,000	&	\$430,000

#### Median sale price

Median price	\$642,000	Hou	Ise	Unit	Х	Suburt	Elwood
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	10/3 Wimbledon Av ELWOOD 3184	\$453,000	26/07/2018
2	1/219 Brighton Rd ELWOOD 3184	\$402,000	01/09/2018
3	9/38 Spray St ELWOOD 3184	\$395,000	25/10/2018

#### 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.

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## hockingstuart





Rooms:

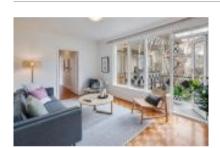
**Property Type:** Apartment **Land Size:** 1244 sqm approx

**Agent Comments** 

Indicative Selling Price \$400,000 - \$430,000 Median Unit Price

Year ending December 2018: \$642,000

### Comparable Properties



10/3 Wimbledon Av ELWOOD 3184 (REI/VG)

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Price: \$453,000

Method: Sold Before Auction

Date: 26/07/2018

Rooms: -

Property Type: Apartment

Agent Comments



1/219 Brighton Rd ELWOOD 3184 (REI/VG)

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Price: \$402.000

Method: Auction Sale Date: 01/09/2018

Rooms: 3

**Property Type:** Apartment

Agent Comments



9/38 Spray St ELWOOD 3184 (REI/VG)

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Price: \$395,000 Method: Private Sale Date: 25/10/2018

Rooms: 2

Property Type: Apartment

**Agent Comments** 

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