

27a Austin Avenue, Elwood Vic 3184



 2  1  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 230 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$990,000

**Median House Price**  
March quarter 2017: \$1,430,000

## Comparable Properties



**28/16-20 Milton St ELWOOD 3184 (VG)**

**Agent Comments**

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**Price:** \$985,000  
**Method:** Sale  
**Date:** 28/03/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**41 Linton St BALACLAVA 3183 (REI)**

**Agent Comments**

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**Price:** \$971,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 163 sqm



**6/57 Ormond Esp ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 4  
**Property Type:** Apartment

## 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

27a Austin Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$990,000

#### Median sale price

Median price

\$1,430,000

House

X

Suburb

Elwood

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
28/16-20 Milton St ELWOOD 3184	\$985,000	28/03/2017
41 Linton St BALACLAVA 3183	\$971,000	18/02/2017
6/57 Ormond Esp ELWOOD 3184	\$955,000	04/03/2017