

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

104/26-28 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2017

to

30/06/2017

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	211/27-31 Herbert St ST KILDA 3182	\$642,500	29/04/2017
2	10/119-121 Tennyson St ELWOOD 3184	\$640,000	26/04/2017
3	2/14 Nepean Hwy BRIGHTON 3186	\$599,000	17/07/2017

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.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$599,000

Median Unit Price
 June quarter 2017: \$655,000

Comparable Properties



211/27-31 Herbert St ST KILDA 3182 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$642,500
Method: Sold Before Auction
Date: 29/04/2017
Rooms: -
Property Type: Apartment



10/119-121 Tennyson St ELWOOD 3184 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$640,000
Method: Private Sale
Date: 26/04/2017
Rooms: 3
Property Type: Apartment



2/14 Nepean Hwy BRIGHTON 3186 (REI) **Agent Comments**

2
 2
 1

Price: \$599,000
Method: Sold Before Auction
Date: 17/07/2017
Rooms: 4
Property Type: Apartment