

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 76 BROADWAY ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

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 35 Vautier Street Elwood Vic 3184 Land: 405sqm approx	\$2,720,000	23/9/17
2 2 Kendall Street Elwood Vic 3184 Land: 434sqm approx	\$2,550,000	16/6/17
3 43 Tennyson Street Elwood Vic 3184 Land: 484sqm approx	\$2,560,000	16/9/17