

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

Indicative selling price

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

Single price

Median sale price

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	3/18a Broadway ELWOOD 3184	\$1,135,000	16/12/2017
2	9/130 Tennyson St ELWOOD 3184	\$1,078,000	27/02/2018
3	12/16-20 Milton St ELWOOD 3184	\$1,024,000	26/01/2018

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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Rooms:

Property Type: Townhouse (Res)

Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price

\$1,165,000

Median House Price

March quarter 2018: \$2,430,000

Comparable Properties



3/18a Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2 2 2

Price: \$1,135,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Townhouse (Res)



9/130 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,078,000

Method: Sold Before Auction

Date: 27/02/2018

Rooms: -

Property Type: Townhouse (Res)



12/16-20 Milton St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,024,000

Method: Sale

Date: 26/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)