

rochelle@rodneymorley.com.au

Rochelle Butt 0395259222 0412707033

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

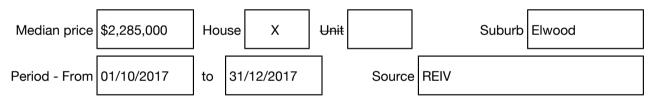
s |1/87 Marine Parade, Elwood Vic 3184 d e

#### Indicative selling price

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

 Range between
 \$2,500,000
 &
 \$2,700,000

#### Median sale price



#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362

#### Generated: 09/02/2018 10:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# propertydata

### 





Rooms: Property Type: Flat Agent Comments Rochelle Butt 0395259222 0412707033 rochelle@rodneymorley.com.au

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price December quarter 2017: \$2,285,000

## **Comparable Properties**



36 Byrne Av ELWOOD 3184 (REI)



Price: \$2,600,000 Method: Sold Before Auction Date: 20/11/2017 Rooms: -Property Type: House (Res) Agent Comments

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 09/02/2018 10:01