

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 4/26 Beach Avenue, 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 \$600,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000

House

*Unit x

Suburb Elwood

Period - From 01/10/2018

to 31/12/2018

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	10/10 Vautier St ELWOOD 3184	\$582,000	25/01/2019
2	4/493 St Kilda St ELWOOD 3184	\$575,000	23/02/2019
3	3/22 Selwyn Av ELWOOD 3184	\$560,000	09/12/2018

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.