

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 7/25 Clarke Street Elwood

Indicative selling price

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

\$430,000 - \$470,000

Median Unit Sale Price

\$610,000

Suburb or Locality

Elwood

Period From

Jan 2017 – Dec 2017 (Source: CoreLogic)

Comparable property sales

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
2/3 Goldsmith Street Elwood	\$488,000	14 th October 2017
18/38 Wilgah Street Elwood	\$460,000	10 th October 2017
2/15 Pine Avenue Elwood	\$470,000	21 st August 2017