

# 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

8 Rainsford Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,861,000

Property Type House

Suburb Elwood

Period - From 01/07/2018

to 30/06/2019

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 | 12/39 Horne St ELSTERNWICK 3185 | \$1,050,000 | 25/09/2019   |
| 2 | 11/16-20 Milton St ELWOOD 3184  | \$1,025,000 | 14/09/2019   |
| 3 | 104/29 Foam St ELWOOD 3184      | \$1,000,000 | 05/04/2019   |

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.~~

This Statement of Information was prepared on:

03/10/2019 15:34



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2019: \$1,861,000

## Comparable Properties



**12/39 Horne St ELSTERNWICK 3185 (REI)**

Agent Comments

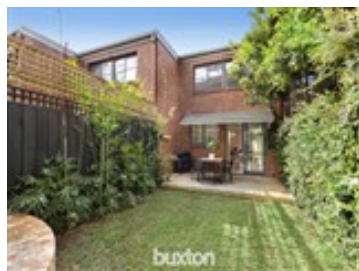
3   2   2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 25/09/2019

**Property Type:** Townhouse (Single)



**11/16-20 Milton St ELWOOD 3184 (REI)**

Agent Comments

3   1   1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Res)



**104/29 Foam St ELWOOD 3184 (VG)**

Agent Comments

3   -   -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 05/04/2019

**Property Type:** Flat/Unit/Apartment (Res)