

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

20A Wave Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,150,000

&

\$1,225,000

Median sale price

Median price \$2,077,500

House

X

Unit

Suburb Elwood

Period - From 01/04/2018

to

30/06/2018

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	33 Mason Av ELWOOD 3184	\$1,210,000	28/07/2018
2	2/99 Tennyson St ELWOOD 3184	\$1,200,000	07/05/2018
3	8a Rainsford St ELWOOD 3184	\$1,165,000	04/05/2018

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.~~



3 1.5 2

Rooms:

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



33 Mason Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: House (Res)



2/99 Tennyson St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,200,000

Method: Sale

Date: 07/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



8a Rainsford St ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,165,000

Method: Private Sale

Date: 04/05/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 187 sqm approx