

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 2/193 Brighton Road, 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)

Private Sale \$459,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000

*House

*unit

x

Suburb
or locality Elwood

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
46/87 Alma Rd ST KILDA 3182	\$480,000	22/08/2017
8/289 Barkly St ST KILDA 3182	\$472,500	08/09/2017
10/78 Barkly St ST KILDA 3182	\$462,500	09/09/2017