





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/57 SOUTHEY STREET, ELWOOD, VIC







Indicative Selling Price

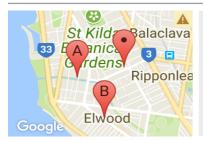
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

310,000 to 340,000

Provided by: Eli Falach, Woodards Mt Waverley

MEDIAN SALE PRICE



ELWOOD, VIC, 3184

Suburb Median Sale Price (Unit)

\$640,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18/86 RUSKIN ST, ELWOOD, VIC 3184







Sale Price

\$330,000

Sale Date: 13/03/2018

Distance from Property: 629m





10/65 ORMOND RD, ELWOOD, VIC 3184







Sale Price

\$342,000

Sale Date: 31/01/2018

Distance from Property: 776m





2/65 ORMOND RD, ELWOOD, VIC 3184







Sale Price

\$342,000

Sale Date: 05/12/2017

Distance from Property: 776m



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	12/57 SOUTHEY STREET, ELWOOD, VIC 3184
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Indicative selling price

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

Price Range: 310,000 to 340,000

Median sale price

Median price	\$640,000	House	Unit X	Suburb	ELWOOD	
Period	01 October 2017 to 31 March 2018		Source	p	pricefinder	

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
18/86 RUSKIN ST, ELWOOD, VIC 3184	\$330,000	13/03/2018
10/65 ORMOND RD, ELWOOD, VIC 3184	\$342,000	31/01/2018
2/65 ORMOND RD, ELWOOD, VIC 3184	\$342,000	05/12/2017