

STATEMENT OF INFORMATION

12/57 SOUTHEY STREET, ELWOOD, VIC 3184

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/57 SOUTHEY STREET, ELWOOD, VIC

 1  1  -

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: 

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

 1  1  1

Sale Price

\$330,000

Sale Date: 13/03/2018

Distance from Property: 629m



10/65 ORMOND RD, ELWOOD, VIC 3184

 1  1  1

Sale Price

\$342,000

Sale Date: 31/01/2018

Distance from Property: 776m



2/65 ORMOND RD, ELWOOD, VIC 3184

 1  1  1

Sale Price

\$342,000

Sale Date: 05/12/2017

Distance from Property: 776m



This report has been compiled on 30/05/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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



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