

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

57 Spray Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,880,000

Median sale price

Median price \$2,280,000

House

X

Unit

Suburb Elwood

Period - From 01/04/2017

to 31/03/2018

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	433 St Kilda St ELWOOD 3184	\$1,950,000	09/12/2017
2	15 Thackeray St ELWOOD 3184	\$1,950,000	10/10/2017
3	70 Addison St ELWOOD 3184	\$1,855,000	02/09/2017

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 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,880,000

Median House Price
 Year ending March 2018: \$2,280,000

Comparable Properties



433 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 1

Price: \$1,950,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 425 sqm approx



15 Thackeray St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 -

Price: \$1,950,000
Method: Private Sale
Date: 10/10/2017
Rooms: 7
Property Type: House (Res)
Land Size: 270 sqm approx



70 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,855,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 326 sqm approx