

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

9/18 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$1,820,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2017

to

30/09/2017

Source REIV

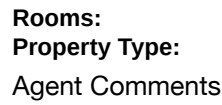
Comparable property sales (*Delete A or B below as applicable)

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	6/56 Byron St ELWOOD 3184	\$415,000	14/09/2017
2	3/244 Barkly St ST KILDA 3182	\$390,000	11/05/2017
3	10/93-95 Glen Huntly Rd ELWOOD 3184	\$385,000	31/05/2017

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.~~



Comparable Properties



6/56 Byron St ELWOOD 3184 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 14/09/2017
Rooms: -
Property Type: Apartment



3/244 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 11/05/2017
Rooms: -
Property Type: Apartment



10/93-95 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 31/05/2017
Rooms: 2
Property Type: Apartment