

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/3-5 DALEY STREET, ELWOOD, VIC 3184

2 1 1

Indicative Selling Price

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

Price Range: **\$700,000 to \$750,000**

MEDIAN SALE PRICE



ELWOOD, VIC, 3184

Suburb Median Sale Price (Unit)

\$640,000

01 January 2017 to 31 December 2017

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.



6/125 ORMOND RD, ELWOOD, VIC 3184

2 1 1

Sale Price

***\$770,000**

Sale Date: 30/10/2017

Distance from Property: 455m



5/22 SHELLEY ST, ELWOOD, VIC 3184

2 1 1

Sale Price

***\$770,000**

Sale Date: 07/10/2017

Distance from Property: 709m



8/15 DICKENS ST, ELWOOD, VIC 3184

2 1 1

Sale Price

\$710,000

Sale Date: 14/10/2017

Distance from Property: 1.3km



This report has been compiled on 13/02/2018 by Coad Real Estate. 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

1/3-5 DALEY STREET, ELWOOD, VIC 3184

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$640,000

House

Unit

X

Suburb

ELWOOD

Period

01 January 2017 to 31 December 2017

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
6/125 ORMOND RD, ELWOOD, VIC 3184	*\$770,000	30/10/2017
5/22 SHELLEY ST, ELWOOD, VIC 3184	*\$770,000	07/10/2017
8/15 DICKENS ST, ELWOOD, VIC 3184	\$710,000	14/10/2017