

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 11/2 Selwyn Avenue Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$* or range between \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$665,000 *House *unit X Suburb or locality Elwood

Period - From 01/07/2017 to 30/9/2017 Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 8/88 Brighton Road, Ripponlea	\$585,000	09/09/2017
2. 4/10 Austin Avenue, Elwood	\$551,500	10/09/2017
3. 5/10 Dickens Street, Elwood	\$635,000	19/08/2017