

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

1/24 Wave Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,239,000

Median sale price

Median price \$2,154,000

House

X

Unit

Suburb Elwood

Period - From 01/10/2017

to

30/09/2018

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	20a Wave St ELWOOD 3184	\$1,350,000	15/09/2018
2	152b Cochrane St BRIGHTON 3186	\$1,305,000	20/10/2018
3	2/3a Wimbledon Av ELWOOD 3184	\$1,250,000	21/07/2018

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
 2
 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 133.993 sqm approx
Agent Comments

Indicative Selling Price
 \$1,239,000

Median House Price
 Year ending September 2018: \$2,154,000

Comparable Properties



20a Wave St ELWOOD 3184 (REI)

Agent Comments

3
 1
 2

Price: \$1,350,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 218 sqm approx



152b Cochrane St BRIGHTON 3186 (REI)

Agent Comments

2
 1
 2

Price: \$1,305,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)



2/3a Wimbledon Av ELWOOD 3184 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,250,000
Method: Auction Sale
Date: 21/07/2018
Rooms: 4
Property Type: Apartment