

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 6/16-18 Vautier Street, Elwood 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

Median price \$680,000 Property type Unit Suburb Elwood

Period - From 1/10/2019 to 31/12/2019 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 - 1/27 Spray St ELWOOD 3184	\$611,000	26/02/2020
2 - 7/31 Selwyn Av ELWOOD 3184	\$610,000	6/03/2020
3 - 5/112 Tennyson St ELWOOD 3184	\$585,000	21/03/2020

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.

This Statement of Information was prepared on: 26/03/2020