

## 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

1/1 Wimbledon Avenue, Elwood Vic 3184

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

## Median sale price

Median price \$631,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2016

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 | 18/10 Tennyson St ST KILDA 3182   | \$741,000 | 24/07/2017   |
| 2 | 6/31 Beach Av ELWOOD 3184         | \$735,000 | 16/09/2017   |
| 3 | 5/94 Hotham St ST KILDA EAST 3183 | \$735,000 | 28/05/2017   |

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.



2 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$750,000

**Median Unit Price**  
Year ending September 2017: \$631,000

## Comparable Properties



**18/10 Tennyson St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$741,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** -  
**Property Type:** Apartment



**6/31 Beach Av ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** Apartment



**5/94 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 1

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 28/05/2017  
**Rooms:** 4  
**Property Type:** Apartment