

# 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

12 Meredith Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$2,040,000

Property Type House

Suburb Elwood

Period - From 01/07/2019

to 30/06/2020

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	69 Byron St ELWOOD 3184	\$1,250,000	12/03/2020
2			
3			

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:

06/08/2020 14:55

12 Meredith Street, Elwood Vic 3184



Grace Le-Francke

9525 4166

0419 379 998

glefrancke@wilsonagents.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending June 2020: \$2,040,000



2 1 2

**Property Type:** House

**Land Size:** 53 sqm approx

Agent Comments

## Comparable Properties



**69 Byron St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 12/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 150 sqm approx

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.