

## 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

5 Browning 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 \$950,000

&

\$1,045,000

#### Median sale price

Median price \$1,790,000

House

X

Unit

Suburb Elwood

Period - From 01/01/2019

to

31/03/2019

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		
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.



**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 253 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

March quarter 2019: \$1,790,000

## Comparable Properties



**56 Fawkner St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 166 sqm approx



**13a Smith St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 09/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 416 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.