

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 29/9 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$669,000 House Unit X Suburb Elwood

Period - From 01/04/2017 to 31/03/2018 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	10/89 Ormond Rd ELWOOD 3184	\$374,500	05/03/2018
2	10/65 Ormond Rd ELWOOD 3184	\$342,000	30/01/2018
3	18/86 Ruskin St ELWOOD 3184	\$330,000	07/03/2018

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.



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

Year ending March 2018: \$669,000

Comparable Properties



10/89 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$374,500

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: Apartment



10/65 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$342,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: Apartment

18/86 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$330,000

Method: Private Sale

Date: 07/03/2018

Rooms: -

Property Type: Apartment