

# RT Edgar

## STATEMENT OF INFORMATION

5 June 2018

### Property offered for sale

4/1 Rothesay 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 \$795,000

### 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

B. RT Edgar Brighton estate agent and Miriam Carraro reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.