

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7/14 BROADWAY, ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$690,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000 *House *Unit * Suburb ELWOOD

Period - From 01/04/17 to 30/06/17 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. 3/88 Addison Street Elwood Vic 3184 (no courtyard)	\$685,000	7/8/17
2. 3/44 Wave Street Elwood Vic 3184 (no courtyard)	\$695,000	21/5/17
3. 12/21-23 Tiuna Grove Elwood Vic 3184 (no courtyard, 2 car spaces)	\$680,000	26/8/17