

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

6/9 Bluff Avenue, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$960,000

Median sale priceMedian price \$2,013,000 House Unit Suburb Elwood

Period - From 01/04/2017 to 30/06/2017 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 | 3/28 Avoca Av ELWOOD 3184 | \$930,000 | 29/07/2017 |
| 2 | 2/1a Hartpury Av ELWOOD 3184 | \$915,000 | 29/04/2017 |
| 3 | 1/25a Foam St ELWOOD 3184 | \$909,500 | 18/08/2017 |

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: Apartment
Agent Comments

Indicative Selling Price
\$960,000
Median House Price
June quarter 2017: \$2,013,000

Comparable Properties



3/28 Avoca Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$930,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: Apartment



2/1a Hartpury Av ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$915,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 3
Property Type: Apartment



1/25a Foam St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$909,500
Method: Private Sale
Date: 18/08/2017
Rooms: -
Property Type: Apartment