

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	9 Trafford Av BRIGHTON 3186	\$1,800,000	11/09/2017
2	19 Goldsmith St ELWOOD 3184	\$1,572,000	04/08/2017
3	55 Spray St ELWOOD 3184	\$1,430,000	13/05/2017

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 Year ending June 2017: \$1,762,500

This comfortable solid brick 20's home located in Elwood's golden mile offers tremendous scope for families to either renovate or build their dream home (STCA). With the added benefit of a ROW to the rear your Architect has a range of design and orientation options, when creating your vision. Elwood beach to one end of the street and Ormond Road shopping village at the other, the property is strolling distance to the delights and best amenities of this flourishing suburb.

Comparable Properties



9 Trafford Av BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 11/09/2017
Rooms: 5
Property Type: House

19 Goldsmith St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,572,000
Method: Private Sale
Date: 04/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 308 sqm approx



55 Spray St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 334 sqm approx