

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 24 Meredith Street Elwood

Indicative selling price

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

\$3,230,000

Median House Sale Price

\$1,830,000

Suburb or Locality

Elwood

Period From

July 2016 – June 2017 (Source: CoreLogic)

Comparable property sales

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	90 Broadway Elwood	\$3,260,000	14 th October 2016
2	33 Vautier Street Elwood	\$3,375,000	29 th November 2016
3	125 Mitford Street Elwood	\$3,005,000	22 nd April 2017

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.