

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

10 John Street, Elwood Vic 3184

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,013,000 House X 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	101 Ruskin St ELWOOD 3184	\$2,320,000	16/09/2017
2	13 Cyril St ELWOOD 3184	\$2,275,000	20/05/2017
3	10 Robert St ELWOOD 3184	\$2,200,000	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: House (Previously Occupied - Detached)

Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2017: \$2,013,000

Comparable Properties



101 Ruskin St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,320,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



13 Cyril St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,275,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 399 sqm approx



10 Robert St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 438 sqm approx