

## 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	Elwood Vic 3184
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,800,000	&	\$2,900,000
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#### Median sale price

Median price	\$1,762,500	House	X	Unit		Suburb	Elwood
Period - From	01/07/2016	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	125 Mitford St ELWOOD 3184	\$3,005,000	22/04/2017
2	68 Tennyson St ELWOOD 3184	\$2,985,000	01/04/2017
3	2 Kendall St ELWOOD 3184	\$2,550,000	16/06/2017

**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.



 5  
  3  
  4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,800,000 - \$2,900,000  
**Median House Price**  
 Year ending June 2017: \$1,762,500

## Comparable Properties



125 Mitford St ELWOOD 3184 (REI)

Agent Comments

 4  
  2  
  3

**Price:** \$3,005,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 433 sqm approx



68 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 4  
  2  
  2

Land size 754 sqm

**Price:** \$2,985,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House



2 Kendall St ELWOOD 3184 (REI)

Agent Comments

 3  
  2  
  1

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 16/06/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 434 sqm approx