

## 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 7/95 Addison Street, Elwood Vic 3184

#### Indicative selling price

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

Range between \$630,000 & \$670,000

#### Median sale price

Median price \$715,500 House Unit X Suburb Elwood

Period - From 01/10/2017 to 31/12/2017 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	1/25 Selwyn Av ELWOOD 3184	\$685,000	12/11/2017
2	7/199 Ormond Rd ELWOOD 3182	\$675,000	08/12/2017
3	14/53-55 Mitford St ELWOOD 3184	\$640,000	22/12/2017

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.~~



 2  
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**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$670,000  
**Median Unit Price**  
 December quarter 2017: \$715,500

## Comparable Properties



1/25 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 12/11/2017  
**Rooms:** -  
**Property Type:** Apartment



7/199 Ormond Rd ELWOOD 3182 (REI)

Agent Comments

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**Price:** \$675,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2017  
**Rooms:** -  
**Property Type:** Apartment



14/53-55 Mitford St ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** -  
**Property Type:** Apartment