

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 1/12 Pine Avenue, Elwood Vic 3184 Including suburb and postcode

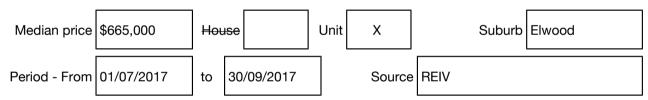
Indicative selling price

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

Range between \$820,000

&

Median sale price



\$900.000

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	1/25a Foam St ELWOOD 3184	\$909,500	18/08/2017
2	1/10 May St ELWOOD 3184	\$889,000	19/09/2017
3	3/51 Spenser St ST KILDA 3182	\$880,000	26/08/2017

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

propertydata

Generated: 23/11/2017 11:56

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat Agent Comments Susan Sluiter 9536 9266 0457 588 858 ssluiter@bigginscott.com.au

Indicative Selling Price \$820,000 - \$900,000 Median Unit Price September quarter 2017: \$665,000

Comparable Properties



1/25a Foam St ELWOOD 3184 (REI)



Price: \$909,500 Method: Private Sale Date: 18/08/2017 Rooms: -Property Type: Apartment Agent Comments



Price: \$889,000 Method: Private Sale Date: 19/09/2017

2

1/10 May St ELWOOD 3184 (REI)

Date: 19/09/2017 Rooms: -Property Type: Apartment



3/51 Spenser St ST KILDA 3182 (REI)



Price: \$880,000 Method: Auction Sale

Method: Auction Sale Date: 26/08/2017 Rooms: 5 Property Type: Apartment Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

Generated: 23/11/2017 11:56

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



