

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	13a Vautier Street, Elwood Vic 3184
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Indicative selling price

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

Single price \$1,800,000

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	72a Spray St ELWOOD 3184	\$1,900,000	27/07/2017
2	105 Mitford St ELWOOD 3184	\$1,860,000	25/09/2017
3	301/29-31 Ormond Rd ELWOOD 3184	\$1,500,000	27/08/2017

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.~~

13a Vautier Street, Elwood Vic 3184



 3  2 

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,800,000
Median House Price
June quarter 2017: \$2,013,000

Comparable Properties



72a Spray St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,900,000
Method: Private Sale
Date: 27/07/2017
Rooms: -
Property Type: Townhouse (Res)



105 Mitford St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,860,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: House (Res)

301/29-31 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Private Sale
Date: 27/08/2017
Rooms: 4
Property Type: Apartment