#### 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	13a Vautier Street, Elwood Vic 3184
Including suburb and	
postcode	

#### 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	Hou	ise X	Unit		Suburb	Elwood
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

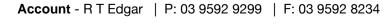
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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Property Type: Townhouse (Res)

**Agent Comments** 

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

## Comparable Properties



72a Spray St ELWOOD 3184 (REI)





**€** 2

Price: \$1.900.000 Method: Private Sale Date: 27/07/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



105 Mitford St ELWOOD 3184 (REI)





Price: \$1,860,000 Method: Private Sale Date: 25/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments

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

**—** 3





Price: \$1,500,000 Method: Private Sale Date: 27/08/2017

Rooms: 4

Property Type: Apartment

**Agent Comments** 

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