

# Statement of Information

## Sections 47AF of the *Estate Agents Act 1980*

*Property Offered for Sale: 2/138 Mitford Street Elwood*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

\$915,000

### Median Unit Sale Price

\$607,500

### Suburb or Locality

Elwood

### Period From

August 2016 – July 2017 (Source: CoreLogic)

### Comparable property sales

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	6/111 Hotham Street Balaclava	\$975,000	27 <sup>th</sup> August 2017
2	27A Austin Avenue Elwood	\$970,000	7 <sup>th</sup> June 2017
3	9/28 Prahran Grove Elsternwick	\$871,000	29 <sup>th</sup> April 2017