

Claudio Perruzza
 9536 9230
 0412 304 152
 cperruzza@biggin-scott.com.au

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	3/211 Brighton Rd ELWOOD 3184	\$387,500	26/04/2017
2	11/91 Ormond Rd ELWOOD 3184	\$385,000	18/06/2017
3	10/93-95 Glen Huntly Rd ELWOOD 3184	\$385,000	31/05/2017

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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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
June quarter 2017: \$655,000

Comparable Properties



3/211 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$387,500
Method: Private Sale
Date: 26/04/2017
Rooms: 2
Property Type: Apartment



11/91 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 18/06/2017
Rooms: -
Property Type: Unit



10/93-95 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 31/05/2017
Rooms: 2
Property Type: Apartment