

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

3 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,650,000 & \$2,800,000

Median sale price

Median price \$2,430,000 House Unit Suburb Elwood

Period - From 01/01/2018 to 31/03/2018 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	524 New St BRIGHTON 3186	\$2,800,000	25/04/2018
2	16 Kendall St ELWOOD 3184	\$2,750,000	23/02/2018
3	188 Tennyson St ELWOOD 3184	\$2,725,000	10/03/2018

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: House (Res)

Land Size: 479.079 sqm approx

Agent Comments

Indicative Selling Price

\$2,650,000 - \$2,800,000

Median House Price

March quarter 2018: \$2,430,000

Comparable Properties



524 New St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$2,800,000

Method: Sale

Date: 25/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm approx

16 Kendall St ELWOOD 3184 (REI)

Agent Comments

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Price: \$2,750,000

Method: Private Sale

Date: 23/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 455 sqm approx

188 Tennyson St ELWOOD 3184 (REI)

Agent Comments

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Price: \$2,725,000

Method: Private Sale

Date: 10/03/2018

Rooms: -

Property Type: House (Res)