

Statement of Information

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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 4/120 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	3 Glen Huntly Rd ELWOOD 3184	\$1,500,000	03/04/2018
2	50 Byron St ELWOOD 3184	\$1,495,000	10/04/2018
3	3/210 Tennyson St ELWOOD 3184	\$1,385,000	07/03/2018

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.~~



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2018: \$2,430,000

Comparable Properties



3 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 03/04/2018

Rooms: 5

Property Type: House

Land Size: 190 sqm approx



50 Byron St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,495,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 267 sqm approx



3/210 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Sold After Auction

Date: 07/03/2018

Rooms: -

Property Type: Townhouse (Single)