

## 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	4/52 Broadway, Elwood Vic 3184
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price	<input type="text" value="\$552,000"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Elwood"/>
Period - From	<input type="text" value="01/07/2018"/>	to	<input type="text" value="30/09/2018"/>	Source	<input type="text" value="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	4/15 Wimbledon Av ELWOOD 3184	\$985,000	01/09/2018
2	3/28 Shelley St ELWOOD 3184	\$975,000	13/08/2018
3	2/16 Thackeray St ELWOOD 3184	\$932,000	10/11/2018

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.~~



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$910,000 - \$940,000

**Median Unit Price**

September quarter 2018: \$552,000

## Comparable Properties



4/15 Wimbledon Av ELWOOD 3184 (REI/VG)   **Agent Comments**

2   1   -

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 723 sqm approx



3/28 Shelley St ELWOOD 3184 (REI/VG)   **Agent Comments**

2   1   -

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 13/08/2018  
**Rooms:** -  
**Property Type:** Apartment



2/16 Thackeray St ELWOOD 3184 (REI)   **Agent Comments**

2   1   1

**Price:** \$932,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** 3  
**Property Type:** Apartment