

## 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 6 Joyce Street, Elwood Vic 3184

#### Indicative selling price

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

Range between \$2,900,000 & \$3,050,000

#### Median sale price

Median price \$2,077,500 House X Unit Suburb Elwood

Period - From 01/04/2018 to 30/06/2018 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	5 Ruskin St ELWOOD 3184	\$3,100,000	21/04/2018
2	399 St Kilda St BRIGHTON 3186	\$2,950,000	04/06/2018
3	34 Meredith St ELWOOD 3184	\$2,825,000	21/04/2018

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.~~



 4  2  3

Rooms:

Property Type: House (Res)

Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,050,000

Median House Price

June quarter 2018: \$2,077,500

## Comparable Properties



5 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,100,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 483 sqm approx



399 St Kilda St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$2,950,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx

34 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,825,000

Method: Private Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 345 sqm approx