

## 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 11/6 Pine Avenue, Elwood Vic 3184

#### Indicative selling price

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

Single price \$880,000

#### Median sale price

Median price \$1,700,000 House  Unit  Suburb Elwood

Period - From 01/07/2018 to 30/09/2018 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	G09/356 Barkly St ELWOOD 3184	\$880,000	13/08/2018
2	3/24 Tennyson St ELWOOD 3184	\$850,000	07/09/2018
3	204/115 Tennyson St ELWOOD 3184	\$840,000	11/10/2018

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 2 1

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

**Indicative Selling Price**

\$880,000

**Median House Price**

September quarter 2018: \$1,700,000

## Comparable Properties



**G09/356 Barkly St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$880,000

**Method:** Private Sale

**Date:** 13/08/2018

**Rooms:** 4

**Property Type:** Apartment



**3/24 Tennyson St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 07/09/2018

**Rooms:** 3

**Property Type:** Apartment



**204/115 Tennyson St ELWOOD 3184 (REI)**

**Agent Comments**

2 2 1

**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 11/10/2018

**Rooms:** 4

**Property Type:** Apartment