

RT Edgar

STATEMENT OF INFORMATION

31 January 2018

Property offered for sale

4/109-111 Addison Street, Elwood 3184

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$715,500 House Unit X Suburb Elwood

Period - From 31/11/2017 to 31/01/2018 Source Propertydata.com.au

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 210/12-14 Dickens Street, Elwood	\$960,000	14/08/2017
2 1/1 Goldsmith Street, Elwood	\$931,000	29/07/2017
3 102/29-31 Ormond Road, Elwood	\$930,000	13/09/2017