

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

117 Spray Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,175,000

&

\$2,275,000

Median sale price

Median price \$1,820,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2017

to 30/09/2017

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	4 Wave St ELWOOD 3184	\$2,420,000	03/08/2017
2	101 Ruskin St ELWOOD 3184	\$2,320,000	16/09/2017
3	10 John St ELWOOD 3184	\$2,310,000	21/10/2017

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.

Indicative Selling Price

\$2,175,000 - \$2,275,000

Median House Price

September quarter 2017: \$1,820,000



4 2 1

Rooms:

Property Type: House (Res)

Land Size: 543 sqm approx

Agent Comments

Comparable Properties



4 Wave St ELWOOD 3184 (REI)

Agent Comments

4 1 2

Price: \$2,420,000

Method: Sold Before Auction

Date: 03/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 502 sqm approx



101 Ruskin St ELWOOD 3184 (REI)

Agent Comments

3 1 2

Price: \$2,320,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 512 sqm approx



10 John St ELWOOD 3184 (REI)

Agent Comments

4 2 2

Price: \$2,310,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)