

## 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

6/6 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 \$729,000

**Median sale price**

Median price \$655,000 House Unit X Suburb Elwood

Period - From 01/04/2017 to 30/06/2017 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	12/17 Pine Av ELWOOD 3184	\$760,000	15/05/2017
2	4/115 Tennyson St ELWOOD 3184	\$747,500	08/04/2017
3	4/6 Pine Av ELWOOD 3184	\$730,000	22/07/2017

**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.



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$729,000

**Median Unit Price**

June quarter 2017: \$655,000

## Comparable Properties



12/17 Pine Av ELWOOD 3184 (VG)

Agent Comments

2 - -

**Price:** \$760,000

**Method:** Sale

**Date:** 15/05/2017

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat



4/115 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

**Price:** \$747,500

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Apartment



4/6 Pine Av ELWOOD 3184 (REI)

Agent Comments

2 2 1

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 3

**Property Type:** Apartment