

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 11/3 Coleridge Street Elwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$440,000 - \$480,000

Median Unit Sale Price

\$600,000

Suburb or Locality

Elwood

Period From

June 2016 – May 2017 (Source: CoreLogic)

Comparable property sales

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	2/40 Gourlay Street Balaclava	\$472,000	11 th December 2016
2	4/193 Brighton Road Elwood	\$480,000	3 rd June 2017
3	3/7A Coleridge Street Elwood	\$482,000	18 th February 2017

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.