

## 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

2/31 Beach 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)

Range between

\$650,000

&amp;

\$700,000

**Median sale price**

Median price

\$590,000

House

Unit

X

Suburb

Elwood

Period - From

01/01/2018

to

31/03/2018

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	7/94 Tennyson St ELWOOD 3184	\$660,000	07/03/2018
2	4/9 Byrne Av ELWOOD 3184	\$665,000	22/02/2018
3	2/78 Tennyson St ELWOOD 3184	\$700,000	08/03/2018

**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.



3   1   1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
March quarter 2018: \$590,000

## Comparable Properties



7/94 Tennyson St ELWOOD 3184 (REI/VG)

**Agent Comments**

3   1   1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 07/03/2018  
**Rooms:** 4  
**Property Type:** Apartment

4/9 Byrne Av ELWOOD 3184 (VG)

**Agent Comments**

3   -   -

**Price:** \$665,000  
**Method:** Sale  
**Date:** 22/02/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

2/78 Tennyson St ELWOOD 3184 (VG)

**Agent Comments**

3   -   -

**Price:** \$700,000  
**Method:** Sale  
**Date:** 08/03/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)