

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 207/26-28 Broadway, Elwood Vic 3184

### Indicative selling price

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

Single price \$620,000

~~or range between~~

\$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$696,000

\*House

\*Unit X

Suburb Elwood

Period - From 27/08/2017

to 27/08/2018

Source Realestate.com.au

### 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
3/16 Gordon Avenue, Elwood VIC 3184	\$630,000	19/04/2018
60-62 Broadway, Elwood VIC 3184	\$702,000	22/03/2018
105/356 Barkly Street, Elwood VIC 3184	\$920,000	24/05/2018