

## 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

36 Docker Street, 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

\$2,150,000

#### 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	8 Foam St ELWOOD 3184	\$1,970,000	13/06/2017
2	23 Albion St BALACLAVA 3183	\$1,750,000	16/09/2017
3	19 Goldsmith St ELWOOD 3184	\$1,572,000	04/08/2017

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.~~



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**

\$2,150,000

**Median House Price**

September quarter 2017: \$1,820,000

**Position and Potential** This comfortable solid brick 20's home located in Elwood's golden mile offers tremendous scope for families to either renovate or build their dream home (STCA). With the added benefit of a ROW to the rear your Architect has a range of design and orientation options, when creating your vision. Elwood beach to one end of the street and Ormond Road shopping village at the other, the property is strolling distance to the delights and best amenities of this flourishing suburb.

## Comparable Properties



**8 Foam St ELWOOD 3184 (VG)**

Agent Comments



**Price:** \$1,970,000

**Method:** Sale

**Date:** 13/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 409 sqm approx



**23 Albion St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House (Res)

**19 Goldsmith St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,572,000

**Method:** Private Sale

**Date:** 04/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 308 sqm approx