



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/18 Selwyn Avenue, ELWOOD 3184

Unit



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$660,000 - \$725,000

### Median sale price

Median **Unit** for **ELWOOD** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$645,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7/95 Addison Street,**  
Elwood 3184

Price **\$723,000** Sold 03  
March 2018

**15/30 Shelley Street,**  
Elwood 3184

Price **\$686,000** Sold 03  
February 2018

**3/88 Addison Street,**  
Elwood 3184

Price **\$685,000** Sold 04  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Port Phillip

Level 1, 77 Acland Street,  
St Kilda VIC 3182

### Contact agents



**Matt White**  
Ray White

(03) 8530 9900  
0428 722 769  
[matt.white@raywhite.com](mailto:matt.white@raywhite.com)



**James Starke**  
Ray White

0468 934 698  
[james.starke@raywhite.com](mailto:james.starke@raywhite.com)

