

**HOUSE Offered for Sale**

Section 47AF of the Estate Agents Act 1980

70 Goldsmith Street Elwood VIC 3184

3 2 2

**Indicative Selling Price**

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

Single Price \$1,920,000

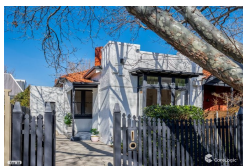
**Median Sale Price**

\$1,700,000 Houses in Elwood between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

**Comparable Property Sales**

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1 Bluff Avenue Elwood VIC 3184** Sold Price **\$1,820,000** Sold Date **13-Oct-18**  
 3 2 1 Distance **0.36km**



**38 Mason Avenue Elwood VIC 3184** Sold Price **\$1,805,000** Sold Date **09-Dec-18**  
 3 2 - Distance **0.79km**



**18 Addison Street Elwood VIC 3184** Sold Price **\$1,800,000** Sold Date **24-Jan-19**  
 3 1 2 Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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