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 Broadway, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,842,500	Pro	operty Type	Hou	se		Suburb	Elwood	
Period - From	20/11/2018	to	19/11/2019)	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	50 Byron St ELWOOD 3184	\$1,605,000	14/10/2019
2	30 Kingsley St ELWOOD 3184	\$1,555,000	05/10/2019
3	184 Tennyson St ELWOOD 3184	\$1,530,500	27/10/2019

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.

This Statement of Information was prepared on:

20/11/2019 16:04



Chisholm&Gamon

Sam Gamon





Property Type: House (Res) Land Size: 344 sqm approx Agent Comments

03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** 20/11/2018 - 19/11/2019: \$1,842,500

Comparable Properties



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50 Byron St ELWOOD 3184 (REI)



Price: \$1,605,000 Method: Sold Before Auction Date: 14/10/2019 Rooms: 4 Property Type: House (Res) Land Size: 267 sqm approx

30 Kingsley St ELWOOD 3184 (REI)

n 1



Price: \$1,555,000 Method: Private Sale Date: 05/10/2019 Rooms: 4 Property Type: House Land Size: 345 sqm approx



184 Tennyson St ELWOOD 3184 (REI)

6 2 - 2

Agent Comments Two living areas

Agent Comments

Agent Comments

Price: \$1,530,500 Method: Auction Sale Date: 27/10/2019 Rooms: 3 Property Type: House (Res) Land Size: 288 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.