Chisholm&Gamon
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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	3/3 Meredith Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$900,000	&	$950,000

Median sale price

Median price	$665,000	~~House~~		Unit	X	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	1/1 Goldsmith St ELWOOD 3184	$931,000	29/07/2017
2	3/28 Avoca Av ELWOOD 3184	$930,000	29/07/2017
3	1/25a Foam St ELWOOD 3184	$909,500	18/08/2017

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.~~

3/3 Meredith Street, Elwood Vic 3184

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2 1 1

Rooms:
Property Type: Apartment

Agent Comments

private roof terrace approximately 83sqm

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
September quarter 2017: $665,000

Comparable Properties

1/1 Goldsmith St ELWOOD 3184 (REI)

2 1 -

Price: $931,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: Apartment

Agent Comments

no parking and no private outdoor area

3/28 Avoca Av ELWOOD 3184 (REI)

2 1 1

Price: $930,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: Apartment

Agent Comments

1/25a Foam St ELWOOD 3184 (REI)

2 1 1

Price: $909,500
Method: Private Sale
Date: 18/08/2017
Rooms: -
Property Type: Apartment

Agent Comments