

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

12/41-43 Spray Street, Elwood Vic 3184

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$618,000

House

Unit

X

Suburb Elwood

Period - From 01/01/2019

to

31/03/2019

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	108/122 Ormond Rd ELWOOD 3184	\$475,000	23/02/2019
2	3/285 Barkly St ST KILDA 3182	\$415,000	18/05/2019
3	103/26-28 Broadway ELWOOD 3184	\$410,000	18/05/2019

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.~~

12/41-43 Spray Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au

Indicative Selling Price

\$435,000

Median Unit Price

March quarter 2019: \$618,000



1 bed 1 bath 1 car

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/122 Ormond Rd ELWOOD 3184 (VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$475,000

Method: Sale

Date: 23/02/2019

Rooms: -

Property Type: Strata Unit/Flat



3/285 Barkly St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$415,000

Method: Auction Sale

Date: 18/05/2019

Rooms: 2

Property Type: Apartment



103/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$410,000

Method: Auction Sale

Date: 18/05/2019

Rooms: 2

Property Type: Apartment