

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

64 Addison Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,885,000

House

X

Unit

Suburb Elwood

Period - From 01/04/2019

to

30/06/2019

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	69 Ruskin St ELWOOD 3184	\$1,940,000	06/07/2019
2	70 Goldsmith St ELWOOD 3184	\$1,870,000	11/05/2019
3	18 Ruskin St ELWOOD 3184	\$1,860,000	01/06/2019

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.~~

64 Addison Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

June quarter 2019: \$1,885,000



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 320 sqm approx

Agent Comments

Comparable Properties



69 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,940,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House (Res)



70 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,870,000

Method: Auction Sale

Date: 11/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 264 sqm approx



18 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 3  2  1

Price: \$1,860,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)