Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574

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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 64 Addison Street, Elwood Vic 3184 Including suburb and postcode

Indicative selling price

Period - From 01/04/2019

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

Range betweer	\$1,850,000	&	\$2,000,000	
Median sale pr	ice			
Median price	\$1,885,000 F	louse X L	Jnit	Suburb Elwood
Г				

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2019

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.

Ad	dress 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.

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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.



propertydata



Rooms: Property Type: House (Res) Land Size: 320 sqm approx Agent Comments

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Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price June quarter 2019: \$1,885,000

Comparable Properties



Price: \$1,940,000 **Method:** Auction Sale

69 Ruskin St ELWOOD 3184 (REI)

Date: 06/07/2019 Rooms: -Property Type: House (Res)

- 3

Agent Comments

Agent Comments

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)

70 Goldsmith St ELWOOD 3184 (REI/VG)

2 2



Price: \$1,860,000 Method: Auction Sale Date: 01/06/2019 Rooms: -Property Type: House (Res)

Agent Comments

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