Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	9/4 Poets Grove, Elwood Vic 3184
Including suburb and	,

postcode

Indicative selling price

Property offered for sale

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

Range between \$310,000 \$330,000 &

Median sale price

Median price	\$685,000	Pro	perty Type Ur	nit		Suburb	Elwood
Period - From	14/10/2023	to	13/10/2024	Sc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	7/93 Ormond Rd ELWOOD 3184	\$315,000	26/09/2024
2	8/9 Southey St ELWOOD 3184	\$340,000	02/08/2024
3			

OR

В* 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:	14/10/2024 10:15



Chisholm&Gamon

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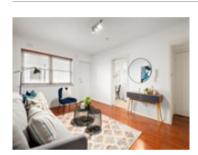
Indicative Selling Price \$310,000 - \$330,000 Median Unit Price 14/10/2023 - 13/10/2024: \$685,000





Property Type: Apartment Agent Comments

Comparable Properties



7/93 Ormond Rd ELWOOD 3184 (REI)

2 1 **2** 1

Price: \$315,000 **Method:** Private Sale **Date:** 26/09/2024

Property Type: Apartment

Agent Comments



8/9 Southey St ELWOOD 3184 (REI)

- 1 **-** 1

Price: \$340,000 Method: Private Sale Date: 02/08/2024 Property Type: Unit **Agent Comments**

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.

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



