Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/493 St Kilda Street, Elwood Vic 3184

Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/underquoting	

Single price \$635,000

Median sale price

Median price	\$647,500	Pro	perty Type Uni	t	S	Suburb	Elwood
Period - From	01/07/2024	to	30/09/2024	Sou	ırce R	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.

Ado	dress of comparable property	Price	Date of sale
1	1/17 Dickens St ELWOOD 3184	\$635,100	07/12/2024
2	3/1 Tennyson St ELWOOD 3184	\$660,000	20/11/2024
3	2/36 Burns St ELWOOD 3184	\$620,000	15/09/2024

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.

This Statement of Information was prepared on:

16/12/2024 09:56





Property Type: Apartment Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$635,000 **Median Unit Price**

September quarter 2024: \$647,500

Comparable Properties



1/17 Dickens St ELWOOD 3184 (REI)



Price: \$635,100 Method: Auction Sale Date: 07/12/2024 Property Type: Apartment



3/1 Tennyson St ELWOOD 3184 (REI) 2

Agent Comments

Price: \$660,000 Method: Private Sale Date: 20/11/2024 Property Type: Apartment



2/36 Burns St ELWOOD 3184 (REI/VG) • 2 1 1

Agent Comments

Agent Comments

Price: \$620,000 Method: Private Sale Date: 15/09/2024 Property Type: Apartment

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



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