

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

1/7 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Elwood

Period - From 13/08/2023 to 12/08/2024 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	6/41 Shelley St ELWOOD 3184	\$810,000	01/04/2024
2			
3			

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: 13/08/2024 12:43

1/7 Bluff Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

13/08/2023 - 12/08/2024: \$685,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/41 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$810,000

Method: Private Sale

Date: 01/04/2024

Property Type: Apartment

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



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