

# 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

7/45 Spray Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$790,000

### Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Elwood

Period - From

27/10/2020

to

26/10/2021

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 | 5/21 Kingsley St ELWOOD 3184     | \$780,000 | 18/10/2021   |
| 2 | 4/129 Glen Huntly Rd ELWOOD 3184 | \$780,000 | 07/08/2021   |
| 3 | 4/165 Glen Huntly Rd ELWOOD 3184 | \$767,500 | 23/10/2021   |

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:

27/10/2021 16:06

7/45 Spray Street, Elwood Vic 3184

Chisholm & Gamon

Trish Mulcahy

03 9531 1245

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trish@chisholmgamon.com.au

**Indicative Selling Price**

\$760,000 - \$790,000

**Median Unit Price**

27/10/2020 - 26/10/2021: \$705,000



2 1 0

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/21 Kingsley St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 18/10/2021

**Property Type:** Apartment



**4/129 Glen Huntly Rd ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** Apartment



**4/165 Glen Huntly Rd ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$767,500

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Apartment

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



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