

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

3/5 Goldsmith Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$800,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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	2/5 Goldsmith St ELWOOD 3184	\$850,000	16/01/2019
2	1/44 Southey St ELWOOD 3184	\$790,000	05/01/2019
3	7/111 Ruskin St ELWOOD 3184	\$762,500	24/12/2018

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.~~

3/5 Goldsmith Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2018: \$625,000



2 2 0

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/5 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$850,000

Method: Private Sale

Date: 16/01/2019

Rooms: -

Property Type: Apartment



1/44 Southey St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$790,000

Method: Sale

Date: 05/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/111 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$762,500

Method: Private Sale

Date: 24/12/2018

Rooms: 3

Property Type: Apartment