# Chisholm&Gamon

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	62 Goldsmith Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

Period - From 01/10/2018

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

Range between	tween \$3,000,000		&	\$3,100,000				
Median sale price								
Median price	\$2,075,000	House	х	Unit	Suburb	Elwood		

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/12/2018

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		
3		

#### OR

**B**<sup>\*</sup> 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

propertydata

#### Generated: 04/02/2019 11:58

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### Chisholm&Gamon





Rooms: 2 Property Type: House (Res) Land Size: 510 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,100,000 Median House Price December quarter 2018: \$2,075,000

## **Comparable Properties**

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

Generated: 04/02/2019 11:58

REIV 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.