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

46 Southey Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,100,000		&		\$3,400,000			
Median sale pi	rice							
Median price	\$2,345,000	Pro	operty Type	Ηοι	ise		Suburb	Elwood
Period - From	01/01/2024	to	31/12/2024		So	urce	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 Byrne Av ELWOOD 3184	\$3,325,000	13/12/2024
2	50 Riddell Pde ELSTERNWICK 3185	\$3,110,000	03/10/2024
3	25 Allison Rd ELSTERNWICK 3185	\$3,310,000	25/09/2024

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:

21/02/2025 09:39



Chisholm&Gamon

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Property Type: House Land Size: 768 sqm approx Agent Comments

Indicative Selling Price \$3,100,000 - \$3,400,000 **Median House Price** Year ending December 2024: \$2,345,000

Comparable Properties



1 Byrne Av ELWOOD 3184 (REI) **6** 3 •**—** 2 3

Price: \$3,325,000 Method: Private Sale Date: 13/12/2024 Property Type: House

50 Riddell Pde ELSTERNWICK 3185 (REI)

2

Agent Comments

Agent Comments

Price: \$3,110,000 Method: Private Sale Date: 03/10/2024 Property Type: House Land Size: 809 sqm approx



25 Allison Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$3,310,000 Method: Private Sale Date: 25/09/2024 Property Type: House (Res) Land Size: 720 sqm approx

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



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