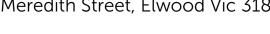
Statement of Information

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 2a Meredith Street, Elwood Vic 3184 | | | | | | | | | | | |
| Indicative selling price | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | |
| Range | e between | \$1,250,000 | | & | | \$1,270, | | | | | |
| Media | n sale pr | rice | _ | _ | | | | | | | |
| Medi | an price | \$2,200,000 | Pr | operty Type | Hous | e | | Suburb | Elwood | | |
| Period | d - From | 07/03/2023 | to | 06/03/2024 | | Sc | urce | REIV | | | |
| Compa | arable pr | roperty sales | - (*De | lete A or B | belo | w as ap _l | olical | ble) | | | |
| 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 | | | | | | | | Р | rice | Date of sale | ; |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| OR | | | | | | | | | | | |
| B* | | ate agent or age es were sold wi | | | | | | | | ree comparable nonths. | ! |
| | | Thic S | tatam | ent of Inform | ation | was nren | ared | on: | 07/02/ | 0004 11.10 | |







Chisholm&Gamon

Indicative Selling Price \$1,250,000 - \$1,270,000

Median House Price 07/03/2023 - 06/03/2024: \$2,200,000





Property Type: Townhouse (Res) Land Size: 107 sqm approx

Agent Comments

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



