

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

3/41 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between \$527,000

&

\$540,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2019

to 30/09/2019

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	3/11 Tiuna Gr ELWOOD 3184	\$540,000	03/08/2019
2	6/8 Mitford St ST KILDA 3182	\$522,000	01/10/2019
3	2/27 Moore St ELWOOD 3184	\$520,000	11/10/2019

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:

13/12/2019 10:54

3/41 Scott Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$527,000 - \$540,000

Median Unit Price

September quarter 2019: \$715,000



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



3/11 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 3

Property Type: Apartment



6/8 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$522,000

Method: Sold Before Auction

Date: 01/10/2019

Rooms: 3

Property Type: Apartment



2/27 Moore St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 11/10/2019

Rooms: 3

Property Type: Apartment

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



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.