

Torsten Kasper 03 9531 1245 0428 454 181

## Statement of Information

torsten@chisholmgamon.com.au

## Single residential property located in the Melbourne metropolitan area

|  | Section 47A                       |             |             |          |             |                    | e Agents Act 1980                        |
|--|-----------------------------------|-------------|-------------|----------|-------------|--------------------|--|
| Property offered   | for sale                          |             |             |          |             |                    |  |
| Address Including suburb and postcode 15 Cyril Street, Elwood Vic 3184 |                                   |             |             |          |             |                    |  |
| Indicative sellinç   | g price                           |             |             |          |             |                    |  |
| For the meaning of   | this price see                    | consume     | r.vic.gov.a | au/under | quoting     |                    |  |
| Single price   | \$1,925,000                       |             |             |          |             |                    |  |
| Median sale pric   | e                                 |             |             |          |             |                    |  |
| Median price \$2   | 2,154,000                         | House       | Х           | Unit     |             | Suburt             | Elwood                                   |
| Period - From 01   | /10/2017                          | to 30/0     | 9/2018      |          | Source      | REIV               |  |
|  | the three prop<br>at the estate a | erties sole | d within tv | vo kilom | etres of th | ne property for sa | ale in the last six-<br>omparable to the |
| Address of comparable property   |                                   |             |             |          |             | Price              | Date of sale                             |
| 1  |                                   |             |             |          |             |                    |  |
| 2  |                                   |             |             |          |             |                    |  |
| 3  |                                   |             |             |          |             |                    |  |
| OR<br>B* The solution  |                                   |             |             |          |             |                    |  |

The estate agent or agent's representative reasonably believes that fewer than three comparable B properties were sold within two kilometres of the property for sale in the last six months.





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\$1,925,000

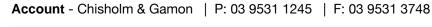
**Median House Price** Year ending September 2018: \$2,154,000

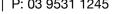
**Indicative Selling Price** 



## 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.









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