

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

3/27 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,582,500

Median sale price

Median price

\$1,301,000

Property Type

Townhouse

Suburb

Elwood

Period - From

13/09/2020

to

12/09/2021

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	2e Wilton Gr ELWOOD 3184	\$1,575,000	13/07/2021
2	7/35-37 John St ELWOOD 3184	\$1,575,000	16/07/2021
3	3/2 Glen Huntly Rd ELWOOD 3184	\$1,530,000	15/07/2021

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:

13/09/2021 17:22

3/27 Selwyn Avenue, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

03 9531 1245

0428 454 181

torsten@chisholmgamon.com.au

Indicative Selling Price

\$1,582,500

Median Townhouse Price

13/09/2020 - 12/09/2021: \$1,301,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2e Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,575,000

Method: Sold Before Auction

Date: 13/07/2021

Property Type: Townhouse (Single)

Land Size: 115 sqm approx



7/35-37 John St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,575,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Townhouse (Res)



3/2 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Auction Sale

Date: 15/07/2021

Property Type: Townhouse (Res)

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



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