

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

4/6 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2022

to 31/12/2022

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	7/3 Tennyson St ELWOOD 3184	\$660,000	10/11/2022
2	10/43 Milton St ELWOOD 3184	\$640,000	08/10/2022
3	3/113 Addison St ELWOOD 3184	\$621,000	13/01/2023

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:

31/01/2023 11:16

4/6 John Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2022: \$640,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/3 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 10/11/2022

Property Type: Apartment



10/43 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Apartment



3/113 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$621,000

Method: Private Sale

Date: 13/01/2023

Property Type: Apartment

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



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