

Sam Gamon 03 9531 1245 0425 702 574

## Statement of Information

sam@chisholmgamon.com.au

## Single residential property located in the Melbourne metropolitan area

	Section 47A										AF of the Estate Agents Act 1980			
Property offer	ed for s	sale												
Address Including suburb and postcode		36 Selwyn Avenue, Elwood Vic 3184												
Indicative sell	ing pric	e												
For the meaning	of this p	orice see	cons	sume	er.vic.gov.	au/un	derqu	oting						
Single pric	e \$1,80	5,000												
Median sale p	rice													
Median price	\$2,430,000 House X Unit								Suburb					
Period - From	01/01/2018 to 31/03/2018 Source						REIV							
Comparable p	roperty	sales (	(*Del	ete	A or B b	elow	as ap	oplica	ble)					
months		estate a								operty for sale o be most co				
Address of comparable property									Price		Date of sale			
1														
2														
3														
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.





Generated: 06/07/2018 14:16



Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

**Indicative Selling Price** \$1,805,000

**Median House Price** March quarter 2018: \$2,430,000





Property Type: House (Res)

Agent Comments



## Comparable Properties

2/100 Broadway ELWOOD 3184 (VG)





Price: \$1,900,000 Method: Sale Date: 10/11/2017 Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

1/103 Martin St BRIGHTON 3186 (REI)







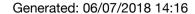


Rooms: -

Property Type: Townhouse (Res) Land Size: 392 sqm approx

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







Agent Comments

**Agent Comments**