

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

4/26 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$907,500

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2023

to

30/09/2023

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	2/74 Mitford St ELWOOD 3184	\$940,000	18/11/2023
2	10/22-24 Kingsley St ELWOOD 3184	\$910,000	31/10/2023
3	3/14 Shelley St ELWOOD 3184	\$900,000	09/12/2023

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:

30/12/2023 11:47

4/26 Shelley Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$907,500

Median Unit Price

September quarter 2023: \$680,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/74 Mitford St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$940,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



10/22-24 Kingsley St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$910,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment



3/14 Shelley St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$900,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

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



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