

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 47AF of the Estate Agents Act 1980

Property	offered	for	sal	е
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Address Including suburb and postcode	13/6 Pine Avenue, Elwood Vic 3184
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Indicative selling price

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

Single price	\$535,000
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Median sale price

Median price	\$665,000	Hou	se	Unit	Х	Suburb	Elwood
Period - From	01/07/2017	to	30/09/2017		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	G12/2 Kingsley St ELWOOD 3184	\$550,000	11/11/2017
2	104/356 Barkly St ELWOOD 3184	\$545,000	26/09/2017
3	3/9 Foam St ELWOOD 3184	\$515,000	11/11/2017

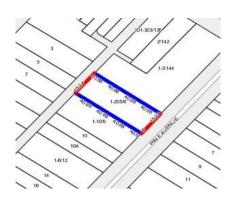
OR

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.





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Rooms: Property Type:

Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$535,000 Median Unit Price September quarter 2017: \$665,000

Comparable Properties



G12/2 Kingsley St ELWOOD 3184 (REI)

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Price: \$550,000 Method: Private Sale Date: 11/11/2017

Rooms: 2

Property Type: Apartment

Agent Comments



104/356 Barkly St ELWOOD 3184 (REI/VG)

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Price: \$545,000 Method: Private Sale Date: 26/09/2017

Rooms: 2

Property Type: Apartment

Agent Comments



3/9 Foam St ELWOOD 3184 (REI)

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Price: \$515,000 Method: Auction Sale Date: 11/11/2017 Rooms: 2

Property Type: Apartment

Agent Comments



