

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

22 John Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,450,000

&

\$2,580,000

Median sale price

Median price \$2,610,000

Property Type House

Suburb Elwood

Period - From 25/05/2022

to

24/05/2023

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	1/87 Marine Pde ELWOOD 3184	\$2,850,000	23/04/2023
2	1/100 Broadway ELWOOD 3184	\$2,845,000	27/04/2023
3	14 Foam St ELWOOD 3184	\$2,400,000	17/02/2023

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:

25/05/2023 10:29

22 John Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$2,450,000 - \$2,580,000

Median House Price

25/05/2022 - 24/05/2023: \$2,610,000



 3  3  1

Property Type: House (Res)

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



1/87 Marine Pde ELWOOD 3184 (REI)

Agent Comments

 4  3  2

Price: \$2,850,000

Method: Private Sale

Date: 23/04/2023

Property Type: Townhouse (Single)



1/100 Broadway ELWOOD 3184 (REI)

Agent Comments

 4  3  2

Price: \$2,845,000

Method: Private Sale

Date: 27/04/2023

Property Type: House (Res)



14 Foam St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$2,400,000

Method: Private Sale

Date: 17/02/2023

Property Type: House

Land Size: 415 sqm approx

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



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