

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

3/11 Gordon Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$689,000

Property Type Unit

Suburb Elwood

Period - From 30/09/2020

to

29/09/2021

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	1/47 Ruskin St ELWOOD 3184	\$751,000	05/09/2021
2	6/48 Spray St ELWOOD 3184	\$745,000	25/09/2021
3	2/22 Milton St ELWOOD 3184	\$736,000	22/07/2021

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:

30/09/2021 22:04

3/11 Gordon Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

30/09/2020 - 29/09/2021: \$689,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



1/47 Ruskin St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$751,000

Method: Private Sale

Date: 05/09/2021

Property Type: Apartment



6/48 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 25/09/2021

Property Type: Apartment



2/22 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$736,000

Method: Sold Before Auction

Date: 22/07/2021

Property Type: Apartment

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



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