

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

8/8 Robert Street, Elwood Vic 3184

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

to 30/09/2024

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	3/9 Robert St ELWOOD 3184	\$330,000	17/09/2024
2	14/86 Ruskin St ELWOOD 3184	\$340,000	03/08/2024
3	8/9 Southey St ELWOOD 3184	\$340,000	02/08/2024

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:

13/11/2024 10:17



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$335,000

Median Unit Price
September quarter 2024: \$647,500

Comparable Properties



3/9 Robert St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$330,000
Method: Private Sale
Date: 17/09/2024
Property Type: Apartment



14/86 Ruskin St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$340,000
Method: Private Sale
Date: 03/08/2024
Property Type: Apartment



8/9 Southey St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$340,000
Method: Private Sale
Date: 02/08/2024
Property Type: Unit

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



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