

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

7/95 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000

&

\$670,000

Median sale price

Median price \$715,500

House

Unit

X

Suburb Elwood

Period - From 01/10/2017

to

31/12/2017

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	1/25 Selwyn Av ELWOOD 3184	\$685,000	12/11/2017
2	7/199 Ormond Rd ELWOOD 3182	\$675,000	08/12/2017
3	14/53-55 Mitford St ELWOOD 3184	\$640,000	22/12/2017

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.~~

7/95 Addison Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$650,000 - \$670,000

Median Unit Price

December quarter 2017: \$715,500



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/25 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 12/11/2017

Rooms: -

Property Type: Apartment



7/199 Ormond Rd ELWOOD 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: Apartment



14/53-55 Mitford St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: Apartment