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	21a Goldsmith Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,575,000	&	\$1,675,000
---------------------------	---	-------------

Median sale price

Median price	\$2,220,000	Pro	perty Type	House		Suburb	Elwood
Period - From	28/01/2021	to	27/01/2022		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

Add	dress of comparable property	Price	Date of sale
1	54 Glen Huntly Rd ELWOOD 3184	\$1,700,000	26/10/2021
2	1 Moore St ELWOOD 3184	\$1,610,000	17/11/2021
3	1/91 Milton St ELWOOD 3184	\$1,605,000	09/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/01/2022 12:37











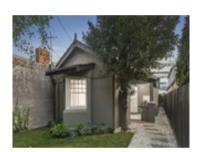
Property Type: House Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$1,575,000 - \$1,675,000 **Median House Price** 28/01/2021 - 27/01/2022: \$2,220,000

Comparable Properties



54 Glen Huntly Rd ELWOOD 3184 (REI/VG)

--□ 2





Price: \$1,700,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: House (Res) Land Size: 274 sqm approx

Agent Comments



1 Moore St ELWOOD 3184 (REI/VG)

-- 2





Price: \$1,610,000

Method: Sold Before Auction

Date: 17/11/2021 Property Type: House Land Size: 170 sqm approx **Agent Comments**



1/91 Milton St ELWOOD 3184 (REI)

-3







Price: \$1,605,000 Method: Private Sale Date: 09/12/2021 Property Type: House **Agent Comments**

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



