

# 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

21a Goldsmith Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,575,000

&

\$1,675,000

### Median sale price

Median price \$2,220,000

Property 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 | 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 comparable properties 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

21a Goldsmith Street, Elwood Vic 3184

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



3 2 1

**Property Type:** House

**Agent Comments**

## Comparable Properties



**54 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 26/10/2021

**Property Type:** House (Res)

**Land Size:** 274 sqm approx



**1 Moore St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,610,000

**Method:** Sold Before Auction

**Date:** 17/11/2021

**Property Type:** House

**Land Size:** 170 sqm approx



**1/91 Milton St ELWOOD 3184 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 09/12/2021

**Property Type:** House

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



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