### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	7/41 Scott Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$565,000

#### Median sale price

Median price	\$680,000	Pro	perty Type Ur	nit		Suburb	Elwood
Period - From	01/10/2019	to	31/12/2019	So	ource	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	3/41 Scott St ELWOOD 3184	\$572,000	14/12/2019
2	9/46 Greeves St ST KILDA 3182	\$570,000	03/12/2019
3	7/120 Brighton Rd RIPPONLEA 3185	\$570,000	06/03/2020

#### 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:	18/03/2020 14:51











**Property Type:** Flat Land Size: 602 sqm approx

Agent Comments

## Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

**Indicative Selling Price** \$565,000 **Median Unit Price** December quarter 2019: \$680,000

## Comparable Properties



3/41 Scott St ELWOOD 3184 (REI/VG)

**--**□ 2



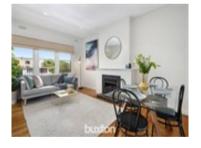


Price: \$572,000 Method: Auction Sale Date: 14/12/2019

Rooms: 3

Property Type: Apartment

Agent Comments



9/46 Greeves St ST KILDA 3182 (REI/VG)

**--** 2







Price: \$570,000

Method: Sold Before Auction

Date: 03/12/2019

Property Type: Apartment

**Agent Comments** 



7/120 Brighton Rd RIPPONLEA 3185 (REI)

**└─** 2





Price: \$570,000 Method: Private Sale Date: 06/03/2020

Property Type: Apartment

**Agent Comments** 





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