

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

109/60-62 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$552,000

House

Unit

X

Suburb

Elwood

Period - From

01/07/2018

to

30/09/2018

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	2/84-86 Westbury St BALACLAVA 3183	\$795,000	03/10/2018
2	9/125 Ormond Rd ELWOOD 3184	\$775,000	04/11/2018
3	3/521 St Kilda St ELWOOD 3184	\$740,000	13/11/2018

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.~~

109/60-62 Broadway, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au

Indicative Selling Price

\$760,000

Median Unit Price

September quarter 2018: \$552,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/84-86 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$795,000

Method: Sold Before Auction

Date: 03/10/2018

Rooms: -

Property Type: Apartment



9/125 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 04/11/2018

Rooms: -

Property Type: Apartment



3/521 St Kilda St ELWOOD 3184 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 13/11/2018

Rooms: -

Property Type: Apartment