

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

14 Heaton Avenue, Elwood Vic 3184

Indicative selling price

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

Single price

\$3,375,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Elwood

Period - From

19/11/2019

to

18/11/2020

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	6 Heaton Av ELWOOD 3184	\$3,270,000	04/08/2020
2	19 Bendigo Av ELWOOD 3184	\$3,250,000	19/05/2020
3	99 Ruskin St ELWOOD 3184	\$2,850,000	24/06/2020

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:

19/11/2020 14:09

14 Heaton Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$3,375,000

Median House Price

19/11/2019 - 18/11/2020: \$2,050,000



 4  1  3

Property Type: House

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



6 Heaton Av ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  3

Price: \$3,270,000

Method: Private Sale

Date: 04/08/2020

Property Type: House

Land Size: 697 sqm approx



19 Bendigo Av ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,250,000

Method: Private Sale

Date: 19/05/2020

Rooms: 6

Property Type: House

Land Size: 625 sqm approx



99 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 4  2  2

Price: \$2,850,000

Method: Private Sale

Date: 24/06/2020

Rooms: 6

Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.