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	14 Heaton Avenue, Elwood Vic 3184
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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











Property Type: House Land Size: 711 sqm approx

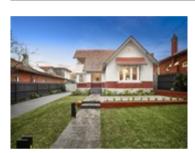
Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$3,375,000 **Median House Price** 19/11/2019 - 18/11/2020: \$2,050,000

Comparable Properties



6 Heaton Av ELWOOD 3184 (REI/VG)







6 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

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)







Price: \$2,850,000 Method: Private Sale Date: 24/06/2020

Rooms: 6

Property Type: House (Res)

Agent Comments

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



