Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|----------|---------|----------|
|----------|---------|----------|

| Address Including suburb and postcode | |
|---------------------------------------|--|
| | |

Indicative selling price

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

Single price \$680,000

Median sale price

| Median price | \$678,750 | Pro | perty Type | Unit | | Suburb | Elwood |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 21/10/2019 | to | 20/10/2020 | | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|------------------------------|-----------|--------------|
| 1 | 5/8 Southey St ELWOOD 3184 | \$694,000 | 20/06/2020 |
| 2 | 6/15 Kendall St ELWOOD 3184 | \$677,500 | 06/10/2020 |
| 3 | 15/17 Milton St ELWOOD 3184 | \$665,000 | 24/05/2020 |

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: | 21/10/2020 09:03 |
|--|------------------|



Date of sale









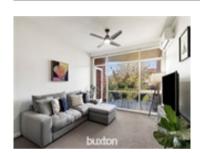
Property Type: Apartment **Agent Comments**

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$680,000 **Median Unit Price** 21/10/2019 - 20/10/2020: \$678,750

Comparable Properties



5/8 Southey St ELWOOD 3184 (REI/VG)





Price: \$694,000 Method: Auction Sale Date: 20/06/2020

Property Type: Apartment

Agent Comments



6/15 Kendall St ELWOOD 3184 (REI)





Price: \$677,500 Method: Private Sale Date: 06/10/2020

Property Type: Apartment

Agent Comments



15/17 Milton St ELWOOD 3184 (VG)







Price: \$665,000 Method: Sale Date: 24/05/2020

Property Type: Strata Flat - Single OYO Flat

Agent Comments

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



