# 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

12 Thackeray Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,290,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	07/03/2024	to	06/03/2025		So	urce	Property	/ Data

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	111 Mitford St ELWOOD 3184	\$2,580,000	01/03/2025
2	28 Burns St ELWOOD 3184	\$2,725,000	13/02/2025
3	117 Ruskin St ELWOOD 3184	\$2,600,000	14/09/2024

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:

07/03/2025 09:56



## Chisholm&Gamon

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





Property Type: House Agent Comments

**Indicative Selling Price** \$2,400,000 - \$2,600,000 **Median House Price** 07/03/2024 - 06/03/2025: \$2,290,000

# **Comparable Properties**



111 Mitford St ELWOOD 3184 (REI) •**—** 



Price: \$2,580,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 356 sqm approx



28 Burns St ELWOOD 3184 (REI) 2

Agent Comments

Agent Comments

Price: \$2,725,000 Method: Private Sale Date: 13/02/2025 Property Type: House



117 Ruskin St ELWOOD 3184 (REI/VG) • 1 4 1

Agent Comments

Price: \$2,600,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 511 sqm approx

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



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