

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

205/26-28 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2021

to 31/03/2021

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	6/2 Denman Av ST KILDA EAST 3183	\$650,000	07/04/2021
2	507/28 Riddell Pde ELSTERNWICK 3185	\$625,000	15/03/2021
3	1/59 Pakington St ST KILDA 3182	\$585,000	20/03/2021

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:

27/04/2021 13:52

205/26-28 Broadway, Elwood Vic 3184

Chisholm & Gamon

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2021: \$750,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/2 Denman Av ST KILDA EAST 3183 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Sold Before Auction

Date: 07/04/2021

Rooms: 3

Property Type: Apartment



507/28 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$625,000

Method: Private Sale

Date: 15/03/2021

Property Type: Apartment



1/59 Pakington St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment

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.