

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

1/15 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$706,500

Property Type Unit

Suburb Elwood

Period - From 11/05/2021

to

10/05/2022

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	5/229 Brighton Rd ELWOOD 3184	\$749,000	17/12/2021
2	5/26 Vautier St ELWOOD 3184	\$715,000	05/05/2022
3	4/15 Beach Av ELWOOD 3184	\$700,000	17/02/2022

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:

11/05/2022 13:59

1/15 Beach Avenue, Elwood Vic 3184

Chisholm & Gamon

Trish Mulcahy

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Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

11/05/2021 - 10/05/2022: \$706,500



2 1 1

Property Type: Strata Apartment

Agent Comments

Comparable Properties



5/229 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$749,000

Method: Private Sale

Date: 17/12/2021

Property Type: Apartment



5/26 Vautier St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 05/05/2022

Property Type: Apartment



4/15 Beach Av ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 17/02/2022

Property Type: Strata Flat - Single OYO Flat

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



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