

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

16/38 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$733,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/7 Addison St ELWOOD 3184	\$645,000	03/01/2022
2	4/2 Avoca Ct ELWOOD 3184	\$631,000	22/09/2021
3	4/99 Spray St ELWOOD 3184	\$625,000	27/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/01/2022 21:40

16/38 Mitford Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$640,000

Median Unit Price

September quarter 2021: \$733,000



2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/7 Addison St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Private Sale

Date: 03/01/2022

Property Type: Apartment

4/2 Avoca Ct ELWOOD 3184 (VG)

Agent Comments

2 - -

stratum title

Price: \$631,000

Method: Sale

Date: 22/09/2021

Property Type: Flat/Unit/Apartment (Res)



4/99 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$625,000

Method: Private Sale

Date: 27/11/2021

Property Type: Apartment

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



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