

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

11 Moore Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,060,000

Property Type House

Suburb Elwood

Period - From 01/01/2020

to

31/12/2020

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	Price	Date of sale
1	26 Rosamond St BALACLAVA 3183	\$1,640,000	12/12/2020
2	31 John St ELWOOD 3184	\$1,580,000	16/10/2020
3	5 Moore St ELWOOD 3184	\$1,490,000	28/10/2020

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:

25/03/2021 16:36

11 Moore Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2020: \$2,060,000



3 2 0

Property Type: House

Land Size: 208 sqm approx

Agent Comments

Comparable Properties



26 Rosamond St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,640,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 171 sqm approx



31 John St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,580,000

Method: Private Sale

Date: 16/10/2020

Property Type: House

Land Size: 258 sqm approx



5 Moore St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,490,000

Method: Sale

Date: 28/10/2020

Property Type: House - Attached House N.E.C.

Land Size: 166 sqm approx

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