

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

4/41-43 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$750,000

&

\$780,000

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 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	G11/2 Kingsley St ELWOOD 3184	\$835,500	25/09/2021
2	5/24 Pine Av ELWOOD 3184	\$781,000	05/06/2021
3	4/34 Pine Av ELWOOD 3184	\$767,500	24/09/2021

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:

22/11/2021 16:22

4/41-43 Spray Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$750,000 - \$780,000

Median Unit Price

September quarter 2021: \$733,000



 2  - 

Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Comparable Properties

G11/2 Kingsley St ELWOOD 3184 (VG)

Agent Comments

 2  - 

Price: \$835,500

Method: Sale

Date: 25/09/2021

Property Type: Subdivided Flat - Single OYO
Flat



5/24 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

 2  1 

Price: \$781,000

Method: Auction Sale

Date: 05/06/2021

Property Type: Apartment



4/34 Pine Av ELWOOD 3184 (REI)

Agent Comments

 2  1 

Price: \$767,500

Method: Private Sale

Date: 24/09/2021

Property Type: Apartment

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



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