

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

1/13 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,450,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Elwood

Period - From

15/03/2021

to

14/03/2022

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	32 Burns St ELWOOD 3184	\$2,350,000	23/11/2021
2	129a Mitford St ELWOOD 3184	\$2,250,000	31/01/2022
3	11 Austin Av ELWOOD 3184	\$2,213,000	19/02/2022

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:

15/03/2022 16:01

1/13 Beach Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$2,450,000

Median House Price

15/03/2021 - 14/03/2022: \$2,250,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



32 Burns St ELWOOD 3184 (REI)

Agent Comments

4 2 -

Price: \$2,350,000

Method: Sold Before Auction

Date: 23/11/2021

Property Type: House (Res)



129a Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$2,250,000

Method: Sold Before Auction

Date: 31/01/2022

Property Type: House (Res)

Land Size: 232 sqm approx



11 Austin Av ELWOOD 3184 (REI)

Agent Comments

4 2 2

Price: \$2,213,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

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



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