

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

3/3 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between \$770,000

&

\$800,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Elwood

Period - From 03/02/2021

to

02/02/2022

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	2/26 Beach Av ELWOOD 3184	\$730,000	30/10/2021
2	1/41 Byron St ELWOOD 3184	\$715,000	01/12/2021
3	5/42 Scott St ELWOOD 3184	\$685,000	04/12/2021

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:

03/02/2022 09:50

3/3 Scott Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$770,000 - \$800,000

Median Unit Price

03/02/2021 - 02/02/2022: \$745,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/26 Beach Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit



1/41 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Apartment



5/42 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Unit

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



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