

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

2/10 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Elwood

Period - From 30/07/2020

to 29/07/2021

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	32 Selwyn Av ELWOOD 3184	\$1,910,000	29/06/2021
2	95a Mitford St ELWOOD 3184	\$1,950,000	11/05/2021
3	1/10 Wilton Gr ELWOOD 3184	\$1,900,000	27/03/2021

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:

30/07/2021 16:18

2/10 Broadway, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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3 2.5 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

30/07/2020 - 29/07/2021: \$2,100,000

Comparable Properties



32 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

3 2 3

Price: \$1,910,000

Method: Expression of Interest

Date: 29/06/2021

Property Type: House



95a Mitford St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Sold Before Auction

Date: 11/05/2021

Property Type: House (Res)

Land Size: 180 sqm approx



1/10 Wilton Gr ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 27/03/2021

Property Type: Townhouse (Res)

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