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

10/10 Vautier Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	ı \$665,000		&		\$690,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12/28 Docker St ELWOOD 3184	\$700,000	08/12/2023
2	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024
3	20/24-26 Milton St ELWOOD 3184	\$675,000	14/02/2024

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:

19/03/2024 08:56





Property Type: Apartment Agent Comments

Chisholm&Gamon

Trish Mulcahv 03 9531 1245 0419 446 313 trish@chisholmgamon.com.au

Indicative Selling Price \$665,000 - \$690,000 **Median Unit Price** December quarter 2023: \$715,000

Comparable Properties



12/28 Docker St ELWOOD 3184 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 08/12/2023 Property Type: Apartment



14/10 Dickens St ELWOOD 3184 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$685,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment

20/24-26 Milton St ELWOOD 3184 (REI)



Price: \$675,000 Method: Private Sale Date: 14/02/2024 Property Type: Apartment

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





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