

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

40 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$2,695,000

&

\$2,795,000

Median sale price

Median price \$2,258,000

Property Type House

Suburb Elwood

Period - From 24/10/2022

to

23/10/2023

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	15 Byron St ELWOOD 3184	\$2,820,000	30/06/2023
2			
3			

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:

24/10/2023 15:17

40 Broadway, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$2,695,000 - \$2,795,000

Median House Price

24/10/2022 - 23/10/2023: \$2,258,000



 4  3  2

Property Type: House (Res)

Land Size: 336 sqm approx

Agent Comments

Comparable Properties



15 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,820,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 220 sqm approx

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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.