

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

4/5 Avoca Court, Elwood Vic 3184

Indicative selling price

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

Single price

\$631,000

Median sale price

Median price

\$690,500

Property Type

Unit

Suburb

Elwood

Period - From

21/10/2020

to

20/10/2021

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	4/60 Dickens St ELWOOD 3184	\$650,000	15/06/2021
2	2/7a Coleridge St ELWOOD 3184	\$612,000	16/06/2021
3	8/40 Eildon Rd ST KILDA 3182	\$580,000	10/07/2021

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:

21/10/2021 19:28

4/5 Avoca Court, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$631,000

Median Unit Price

21/10/2020 - 20/10/2021: \$690,500



2 1 0

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



4/60 Dickens St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 15/06/2021

Property Type: Strata Unit/Flat



2/7a Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$612,000

Method: Sold Before Auction

Date: 16/06/2021

Property Type: Unit



8/40 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$580,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Apartment

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



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