

# 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

6a Coleridge Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,000,000

### Median sale price

Median price

\$2,080,000

Property Type

House

Suburb

Elwood

Period - From

01/04/2020

to

31/03/2021

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	53 Ruskin St ELWOOD 3184	\$2,800,000	28/04/2021
2	11a Vautier St ELWOOD 3184	\$2,950,000	01/02/2021
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:

28/06/2021 10:08

6a Coleridge Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

**Indicative Selling Price**

\$3,000,000

**Median House Price**

Year ending March 2021: \$2,080,000



**Property Type:**

Agent Comments

## Comparable Properties



**53 Ruskin St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$2,800,000

**Method:** Sold Before Auction

**Date:** 28/04/2021

**Property Type:** House (Res)

**Land Size:** 222 sqm approx



**11a Vautier St ELWOOD 3184 (VG)**

Agent Comments



**Price:** \$2,950,000

**Method:** Sale

**Date:** 01/02/2021

**Property Type:** House (Res)

**Land Size:** 306 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