

Sam Gamon 03 9531 1245 0425 702 574

### Statement of Information

sam@chisholmgamon.com.au

## Single residential property located in the Melbourne metropolitan area

							<b>5</b> ec	ction 4/	46	or the	Estate	Ag	ents Act 1980
Property offer	ed for s	sale											
Address Including suburb and postcode		4/63 Ormond Esplanade, Elwood Vic 3184											
Indicative sell	ing pric	e											
For the meaning	of this p	orice see	cons	sum	er.vic.gov.	au/uı	nder	quoting					
Range between	8			&	\$600,000								
Median sale p	rice												
Median price	ledian price \$640,000			<del>ise</del>		Un	it	Х			Suburb	Elv	vood
Period - From	o19 to 30/06/2019					Source			ΞΙV				
Comparable p	roperty	sales	(*Del	lete	A or B b	elov	v as	applica	ble	)			
months		estate a											the last six- trable to the
Address of comparable property									Pr	ice		Date of sale	
1													
2													
3													
OR													

В\* 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.



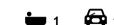


### Chisholm&Gamon

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> **Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price**

June quarter 2019: \$640,000





Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

# Comparable Properties

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





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