

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

6/10 Docker Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$690,500

Property Type

Unit

Suburb

Elwood

Period - From

22/09/2020

to

21/09/2021

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	7/10 Docker St ELWOOD 3184	\$600,000	21/04/2021
2	3/11 Selwyn Av ELWOOD 3184	\$550,000	22/07/2021
3	103/138-140 Ormond Rd ELWOOD 3184	\$550,000	27/05/2021

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:

22/09/2021 21:45

6/10 Docker Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$550,000

Median Unit Price

22/09/2020 - 21/09/2021: \$690,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/10 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 21/04/2021

Property Type: Apartment



3/11 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 22/07/2021

Property Type: Apartment



103/138-140 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$550,000

Method: Private Sale

Date: 27/05/2021

Property Type: Apartment

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



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