

Torsten Kasper 03 9531 1245 0428 454 181

Statement of Information

torsten@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	6 Joyce Street, Elwood Vic 3184
postocuc	

Indicative selling price

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

Range between \$2,900,000 & \$3,050,000	Range betweer	\$2,900,000	&	\$3,050,000	
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Median sale price

Median price	\$2,077,500	Hou	se X	Unit		Suburb	Elwood
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	5 Ruskin St ELWOOD 3184	\$3,100,000	21/04/2018
2	399 St Kilda St BRIGHTON 3186	\$2,950,000	04/06/2018
3	34 Meredith St ELWOOD 3184	\$2,825,000	21/04/2018

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.

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











Rooms:

Property Type: House (Res) Land Size: 531 sqm approx

Agent Comments

Chisholm&Gamon

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> **Indicative Selling Price** \$2,900,000 - \$3,050,000 **Median House Price** June quarter 2018: \$2,077,500

Comparable Properties



5 Ruskin St ELWOOD 3184 (REI/VG)



Price: \$3,100,000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res) Land Size: 483 sqm approx Agent Comments



399 St Kilda St BRIGHTON 3186 (REI)

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Price: \$2,950,000 Method: Private Sale Date: 04/06/2018

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

34 Meredith St ELWOOD 3184 (REI/VG)



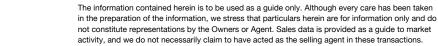


Price: \$2,825,000 Method: Private Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res) Land Size: 345 sqm approx Agent Comments

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