

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

G01/26-28 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$733,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2021

to 30/09/2021

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	105/47 Ormond Esp ELWOOD 3184	\$1,050,000	17/05/2021
2	103/47 Ormond Esp ELWOOD 3184	\$975,000	15/06/2021
3	205/29 Foam St ELWOOD 3184	\$970,000	28/06/2021

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:

14/10/2021 15:39

G01/26-28 Broadway, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

September quarter 2021: \$733,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



105/47 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Private Sale

Date: 17/05/2021

Property Type: Apartment

103/47 Ormond Esp ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$975,000

Method: Sale

Date: 15/06/2021

Property Type: Subdivided Flat - Single OYO Flat

205/29 Foam St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$970,000

Method: Sale

Date: 28/06/2021

Property Type: Subdivided Flat - Single OYO Flat

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



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