Statement of Information

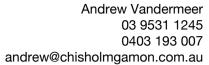
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale									
Including suburb			3/22 Wave Street, Elwood Vic 3184									
ndicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$800,000				&		\$850,000						
Median sale price												
Media	an price	\$690,00	00	Pro	operty Type	Unit			Suburb	Elwood		
Period	l - From	01/04/2	023	to	30/06/2023	3	Sc	ource	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									Р	rice		Date of sale
1												
2												
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 St	atem	ent of Inform	nation	was nren	ared	on.	11/10/	2000	22 14.40







Chisholm&Gamon

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** June quarter 2023: \$690,000



Property Type: Apartment

Land Size: 90sqm internal sqm

approx

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



