Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Pine Avenue, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$570,000		&		\$615,000			
Median sale pi	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2024	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	108/356 Barkly St ELWOOD 3184	\$600,000	18/06/2024
2	G01/60-62 Broadway ELWOOD 3184	\$575,000	25/06/2024
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 Statement of Information was prepared on:

18/07/2024 15:22



Chisholm&Gamon

Property T Agent Co



Property Type: Apartment Agent Comments

torsten@chisholmgamon.com.au Indicative Selling Price \$570,000 - \$615,000 Modian Unit Price

Median Unit Price June quarter 2024: \$700,000

Torsten Kasper 03 9531 1245 0428 454 181

Comparable Properties



Price: \$600,000 Method: Private Sale Date: 18/06/2024 Property Type: Unit

108/356 Barkly St ELWOOD 3184 (REI)

1 1 1 1



G01/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments

Agent Comments



Method: Private Sale Date: 25/06/2024 Property Type: Unit

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

propertydata



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