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 5/28 Pine Avenue, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$560,000		&		\$580,000)		
Median sale pi	rice							
Median price	\$647,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/51 Ruskin St ELWOOD 3184	\$550,000	19/10/2024
2	1/88 Addison St ELWOOD 3184	\$600,000	17/09/2024
3	10/3 Browning St ELWOOD 3184	\$580,000	21/08/2024

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:

25/10/2024 12:28



28pte.ve Chisholm&Gamon

Comparable Properties



Property Type: Apartment Agent Comments

Chisholm&Gamon

Andrew Vandermeer 03 9531 1245 0403 193 007 andrew@chisholmgamon.com.au

Indicative Selling Price \$560,000 - \$580,000 Median Unit Price September quarter 2024: \$647,500

Agent Comments

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2/51 Ruskin St ELWOOD 3184 (REI)



Price: \$550,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit

1/88 Addison St ELWOOD 3184 (REI)

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Price: \$600,000 Method: Private Sale Date: 17/09/2024 Property Type: Apartment

10/3 Browning St ELWOOD 3184 (REI/VG)



Price: \$580,000 Method: Sold Before Auction Date: 21/08/2024 Property Type: Unit

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



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