

# 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

31 Shelley Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

### Median sale price

Median price

\$1,862,000

Property Type

House

Suburb

Elwood

Period - From

28/11/2018

to

27/11/2019

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	30 Kingsley St ELWOOD 3184	\$1,555,000	05/10/2019
2	184 Tennyson St ELWOOD 3184	\$1,530,500	27/10/2019
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:

28/11/2019 14:46

31 Shelley Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

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**Indicative Selling Price**

\$1,425,000

**Median House Price**

28/11/2018 - 27/11/2019: \$1,862,000



**Property Type:** House (Res)

**Land Size:** 305 sqm approx

Agent Comments

## Comparable Properties



**30 Kingsley St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,555,000

**Method:** Private Sale

**Date:** 05/10/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 345 sqm approx



**184 Tennyson St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,530,500

**Method:** Auction Sale

**Date:** 27/10/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 288 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.