

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

8/1 Coleridge Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$642,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2021

to

30/06/2021

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	4/1a Hawsleigh Av BALACLAVA 3183	\$682,500	17/07/2021
2	5/139 Glen Huntly Rd ELWOOD 3184	\$652,000	21/05/2021
3	4/60 Dickens St ELWOOD 3184	\$650,000	15/06/2021

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:

27/09/2021 08:51

8/1 Coleridge Street, Elwood Vic 3184

Chisholm & Gamon

Andrew Vandermeer

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Indicative Selling Price

\$642,000

Median Unit Price

June quarter 2021: \$670,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/1a Hawsleigh Av BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$682,500

Method: Auction Sale

Date: 17/07/2021

Property Type: Apartment



5/139 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$652,000

Method: Sold Before Auction

Date: 21/05/2021

Property Type: Apartment



4/60 Dickens St ELWOOD 3184 (VG)

Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 15/06/2021

Property Type: Strata Unit/Flat

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



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