

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

2 Hennessy Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$2,975,000 & \$3,200,000

Median sale price

Median price \$2,600,000 Property Type House Suburb Elwood

Period - From 11/11/2021 to 10/11/2022 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	85 Dickens St ELWOOD 3184	\$3,060,000	05/08/2022
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 Statement of Information was prepared on: 11/11/2022 10:40

2 Hennessy Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au



 4  3  1

Property Type: House

Land Size: 509 sqm approx

Agent Comments

Indicative Selling Price

\$2,975,000 - \$3,200,000

Median House Price

11/11/2021 - 10/11/2022: \$2,600,000

Comparable Properties



85 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  1

Price: \$3,060,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 406 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



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