### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$699,000

#### Median sale price

Median price	\$715,000	Pro	perty Type	Unit		Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	6/33 Pine Av ELWOOD 3184	\$700,000	18/11/2023
2	12/28 Docker St ELWOOD 3184	\$700,000	08/12/2023
3	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/03/2024 10:32











Property Type: Apartment Agent Comments

# Chisholm&Gamon

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

**Indicative Selling Price** \$699,000 **Median Unit Price** December quarter 2023: \$715,000

# Comparable Properties



6/33 Pine Av ELWOOD 3184 (REI/VG)



Price: \$700,000 Method: Auction Sale Date: 18/11/2023

Property Type: Apartment

Agent Comments



12/28 Docker St ELWOOD 3184 (REI/VG)

**--** 2

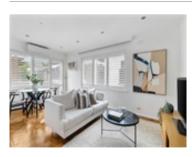




Price: \$700,000 Method: Private Sale Date: 08/12/2023

Property Type: Apartment

**Agent Comments** 



14/10 Dickens St ELWOOD 3184 (REI)

**└─** 2







Price: \$685,000 Method: Auction Sale Date: 17/02/2024

Property Type: Apartment

**Agent Comments** 

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



