

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

1/6 Alfriston Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,080,000

Property Type House

Suburb Elwood

Period - From 22/02/2020

to

21/02/2021

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 | 19 Coleridge St ELWOOD 3184 | \$2,550,000 | 08/10/2020 |
| 2 | 60 Chaucer St ST KILDA 3182 | \$2,500,000 | 10/11/2020 |
| 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:

22/02/2021 14:56

1/6 Alfriston Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

22/02/2020 - 21/02/2021: \$2,080,000



3 3.5 2

Property Type: Townhouse

Agent Comments

Comparable Properties

19 Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments

4 3 2

Price: \$2,550,000

Method: Expression of Interest

Date: 08/10/2020

Property Type: House

Land Size: 237 sqm approx



60 Chaucer St ST KILDA 3182 (VG)

Agent Comments

3 - -

Price: \$2,500,000

Method: Sale

Date: 10/11/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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.