

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

1/96 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,685,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Elwood

Period - From 14/04/2020

to

13/04/2021

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	501a St Kilda St ELWOOD 3184	\$1,675,000	13/11/2020
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:

14/04/2021 11:08

1/96 Addison Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$1,600,000 - \$1,685,000

Median House Price

14/04/2020 - 13/04/2021: \$2,100,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



501a St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,675,000

Method: Private Sale

Date: 13/11/2020

Property Type: House

Land Size: 209 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