#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	1/96 Addison Street, Elwood Vic 3184
Including suburb and	
nostcodo	

## Indicative selling price

Property offered for sale

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	Pro	perty 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

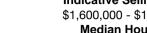




Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

**Median House Price** 14/04/2020 - 13/04/2021: \$2,100,000

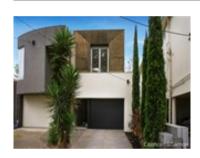
**Indicative Selling Price** \$1,600,000 - \$1,685,000







## Comparable Properties



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

**--** 3

**6** 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





Agent Comments