Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30 Wave Street, Elwood Vic 3184

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|-------|----------|--------|--|--|
| Range betweer | \$2,300,000 | | & | | \$2,400,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$2,295,000 | Pro | operty Type | Ηοι | ISE | | Suburb | Elwood | | |
| Period - From | 06/03/2024 | to | 05/03/2025 | | So | ource | Property | y Data | | |

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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 30a Wave St ELWOOD 3184 | \$2,290,000 | 13/12/2024 |
| 2 | 479 St Kilda St ELWOOD 3184 | \$2,450,000 | 18/10/2024 |
| 3 | 89a Mitford St ELWOOD 3184 | \$2,290,000 | 18/10/2024 |

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:

06/03/2025 16:15



Chisholm&Gamon

Sam Gamon





Property Type: House (Res) Land Size: 246 sqm approx Agent Comments

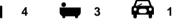
03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$2,300,000 - \$2,400,000 **Median House Price** 06/03/2024 - 05/03/2025: \$2,295,000

Comparable Properties

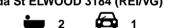


30a Wave St ELWOOD 3184 (REI) L-m



Price: \$2,290,000 Method: Private Sale Date: 13/12/2024 Property Type: House

479 St Kilda St ELWOOD 3184 (REI/VG)



Agent Comments

Agent Comments



Price: \$2,450,000 Method: Private Sale Date: 18/10/2024 Property Type: House Land Size: 347 sqm approx



89a Mitford St ELWOOD 3184 (REI/VG) <u>ل</u> **!-**2 2 3

Agent Comments

Price: \$2,290,000 Method: Sold Before Auction Date: 18/10/2024 Property Type: House (Res) Land Size: 238 sqm approx

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



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