

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

82 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$2,150,000

&

\$2,275,000

Median sale price

Median price \$2,400,000

Property Type House

Suburb Elwood

Period - From 01/08/2022

to 31/07/2023

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	Price	Date of sale
1	71 Milton St ELWOOD 3184	\$2,250,000	24/03/2023
2	51 Tennyson St ELWOOD 3184	\$2,200,000	25/02/2023
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:

01/08/2023 19:53

82 Broadway, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$2,150,000 - \$2,275,000

Median House Price

01/08/2022 - 31/07/2023: \$2,400,000



3 2 2

Property Type: House

Land Size: 379 sqm approx

Agent Comments

Comparable Properties



71 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 -

Price: \$2,250,000

Method: Private Sale

Date: 24/03/2023

Property Type: House (Res)



51 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$2,200,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 412 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



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