

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

5/10 Avoca Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$850,000

&

\$915,000

Median sale price

Median price \$690,500

Property Type Unit

Suburb Elwood

Period - From 23/09/2020

to

22/09/2021

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	3/11a Milton St ELWOOD 3184	\$907,000	15/05/2021
2	3/14 Southey St ELWOOD 3184	\$892,000	29/05/2021
3	7/55 Ormond Esp ELWOOD 3184	\$861,500	31/07/2021

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:

23/09/2021 11:49

5/10 Avoca Avenue, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$850,000 - \$915,000

Median Unit Price

23/09/2020 - 22/09/2021: \$690,500



2 1 1

Property Type: Apartment

Agent Comments

Chisholm&Gamon

Comparable Properties



3/11a Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$907,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



3/14 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$892,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Apartment



7/55 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$861,500

Method: Auction Sale

Date: 31/07/2021

Property Type: Apartment

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



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