

# 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

2/41-43 Spray Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$780,000

### Median sale price

Median price \$669,000

Property Type Unit

Suburb Elwood

Period - From 24/03/2022

to

23/03/2023

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 | 2/8 Southey St ELWOOD 3184     | \$736,000 | 19/03/2023   |
| 2 | 1/2 Selwyn Av ELWOOD 3184      | \$730,000 | 31/10/2022   |
| 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:

24/03/2023 10:41

2/41-43 Spray Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

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**Indicative Selling Price**

\$730,000 - \$780,000

**Median Unit Price**

24/03/2022 - 23/03/2023: \$669,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/8 Southey St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 -

**Price:** \$736,000

**Method:** Sold Before Auction

**Date:** 19/03/2023

**Property Type:** Apartment



**1/2 Selwyn Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 31/10/2022

**Property Type:** Apartment

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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