

# 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

4/107 Addison 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 \$930,000

&

\$980,000

### Median sale price

Median price \$686,500

Property Type Unit

Suburb Elwood

Period - From 01/01/2022

to 31/03/2022

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	309/27-31 Herbert St ST KILDA 3182	\$990,000	03/03/2022
2	15/125 Ormond Rd ELWOOD 3184	\$987,500	07/04/2022
3	213/26-28 Broadway ELWOOD 3184	\$925,000	01/06/2022

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:

10/06/2022 11:06

4/107 Addison Street, Elwood Vic 3184

Chisholm & Gamon

Andrew Vandermeer

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**Indicative Selling Price**

\$930,000 - \$980,000

**Median Unit Price**

March quarter 2022: \$686,500



2 1 1

**Property Type:**

Agent Comments

## Comparable Properties



309/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments

2 2 2

**Price:** \$990,000

**Method:** Private Sale

**Date:** 03/03/2022

**Property Type:** Apartment



15/125 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 2 2

**Price:** \$987,500

**Method:** Sold Before Auction

**Date:** 07/04/2022

**Property Type:** Apartment



213/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

2 2 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 01/06/2022

**Property Type:** Apartment

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



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