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

4/5 Southey Court, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$800,000									
Median sale price										
Median price	\$700,000	Pro	operty Type Unit			Suburb	Elwood			
Period - From	01/04/2024	to	30/06/2024	Sou	ırce	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.

Add	dress of comparable property	Price	Date of sale
1	6/35 Byron St ELWOOD 3184	\$795,000	06/08/2024
2	9/14 Milton St ELWOOD 3184	\$800,000	07/07/2024
3	1/6 John St ELWOOD 3184	\$800,000	23/05/2024

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:

07/10/2024 11:15



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Comparable Properties



Property Type: Unit Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

> Indicative Selling Price \$800,000 Median Unit Price June quarter 2024: \$700,000

6/35 Byron St ELWOOD 3184 (REI/VG)



Price: \$795,000 Method: Private Sale Date: 06/08/2024 Property Type: Apartment

9/14 Milton St ELWOOD 3184 (REI)

6 2

Agent Comments

Agent Comments

Price: \$800,000 Method: Private Sale Date: 07/07/2024 Property Type: Apartment

1 2

1/6 John St ELWOOD 3184 (VG)



Price: \$800,000 Method: Sale Date: 23/05/2024 Property Type: Strata Unit/Flat Agent Comments

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



propertydata

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