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

6/18-20 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$425,000

Median sale price

Median price	\$700,000	Pro	perty Type Unit	:		Suburb	Elwood
Period - From	01/04/2024	to	30/06/2024	So	urce	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	9/18 Spray St ELWOOD 3184	\$450,000	25/03/2024
2	6/485 St Kilda St ELWOOD 3184	\$445,000	22/03/2024
3	1/37 Foam St ELWOOD 3184	\$440,000	06/03/2024

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:

14/08/2024 11:22





Property Type: Apartment Agent Comments

Chisholm&Gamon

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

> **Indicative Selling Price** \$425,000 **Median Unit Price**

> June quarter 2024: \$700,000

Comparable Properties



9/18 Spray St ELWOOD 3184 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

6/485 St Kilda St ELWOOD 3184 (REI/VG)



Price: \$445,000 Method: Private Sale Date: 22/03/2024 Property Type: Unit

1/37 Foam St ELWOOD 3184 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 06/03/2024 Property Type: Unit

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





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