# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/36 Burns Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$620,000									
Median sale price										
Median price	\$700,000	Pro	operty Type Unit	:	Suburb	Elwood				
Period - From	01/04/2024	to	30/06/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/7 Coleridge St ELWOOD 3184	\$615,000	18/07/2024
2	5/493 St Kilda St ELWOOD 3184	\$615,000	30/04/2024
3			

OR

**B**<sup>\*</sup> 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:

16/09/2024 10:44



# Chisholm&Gamon

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

**Indicative Selling Price** 

\$620.000 **Median Unit Price** June quarter 2024: \$700,000





Property Type: Apartment Agent Comments

# **Comparable Properties**



Price: \$615,000 Method: Private Sale

#### 2/7 Coleridge St ELWOOD 3184 (REI/VG)

5/493 St Kilda St ELWOOD 3184 (REI/VG)



Date: 18/07/2024 Property Type: Unit

# Agent Comments

Agent Comments



Price: \$615,000 Method: Private Sale Date: 30/04/2024 Property Type: Apartment

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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.

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

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