## 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

1/485 St Kilda Street, Elwood Vic 3184

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$639,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/01/2024	to	31/03/2024		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	6/485 St Kilda St ELWOOD 3184	\$445,000	22/03/2024
2	1/37 Foam St ELWOOD 3184	\$440,000	06/03/2024
3	6/24 Scott St ELWOOD 3184	\$408,000	16/03/2024

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:

19/06/2024 16:41



# Constant Cannon

**Comparable Properties** 



Property Type: Unit Agent Comments

## Chisholm&Gamon

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

> Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2024: \$639,000

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)

**6** 1

Agent Comments

Agent Comments



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

**Len** 1

6/24 Scott St ELWOOD 3184 (VG)



Price: \$408,000 Method: Sale Date: 16/03/2024 Property Type: Strata Unit/Flat Agent Comments

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



propertydata

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