#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/8 Spray Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000	&	\$575,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	27/06/2023	to	26/06/2024	So	ource	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

,	and the companion property		Date of care
1	9/38 Scott St ELWOOD 3184	\$600,000	25/05/2024
2	3/503 St Kilda St ELWOOD 3184	\$585,000	01/06/2024
3	4/27 Spray St ELWOOD 3184	\$550,000	22/03/2024

#### 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:	27/06/2024 10:41



Date of sale

### Chisholm&Gamon

Corey Pabst 0431 928 914 cpabst@chisholmgamon.com.au

**Indicative Selling Price** \$550,000 - \$575,000 **Median Unit Price** 

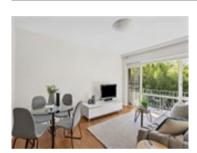
27/06/2023 - 26/06/2024: \$680,000





Property Type: Apartment Agent Comments

## Comparable Properties



9/38 Scott St ELWOOD 3184 (REI)

**-**2

Price: \$600,000 Method: Auction Sale Date: 25/05/2024

Property Type: Apartment

Agent Comments



3/503 St Kilda St ELWOOD 3184 (REI)

**--** 2

**Agent Comments** 

Price: \$585,000 Method: Auction Sale Date: 01/06/2024 Property Type: Unit



4/27 Spray St ELWOOD 3184 (REI/VG)

**-**2

Price: \$550,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

**Agent Comments** 

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



