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 2/435 St Kilda Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$735,000							
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Uni	t		Suburb	Elwood
Period - From	29/05/2023	to	28/05/2024		Sc	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 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	5/7 Tennyson St ELWOOD 3184	\$750,000	23/03/2024
2	8/43 Milton St ELWOOD 3184	\$720,000	27/04/2024
3			

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:

29/05/2024 14:26





Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

> Indicative Selling Price \$735.000

Median Unit Price 29/05/2023 - 28/05/2024: \$680,000

Comparable Properties



Price: \$750,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment Land Size: 1045 sqm approx

- 3

2

8/43 Milton St ELWOOD 3184 (REI)

5/7 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

Agent Comments



Price: \$720,000 Method: Sold Before Auction Date: 27/04/2024 Property Type: Apartment

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.

1

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

propertydata



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