

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

4/26 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/09/2023 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 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	Date of sale
1	2/74 Mitford St ELWOOD 3184	\$940,000	18/11/2023
2	4/8a Dickens St ELWOOD 3184	\$875,000	19/11/2023
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:

06/12/2023 15:05

4/26 Shelley Street, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

September quarter 2023: \$680,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/74 Mitford St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$940,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



4/8a Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$875,000

Method: Auction Sale

Date: 19/11/2023

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.

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



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