## 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

449 St Kilda Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$2,205,000	Pro	Property Type Hou		lse		Suburb	Elwood	
Period - From	19/02/2023	to	18/02/2024		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 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	30 Addison St ELWOOD 3184	\$1,900,000	19/10/2023
2	4 Phyllis St ELWOOD 3184	\$1,800,000	04/12/2023
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:

19/02/2024 12:09



### Chisholm&Gamon

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





Property Type: House Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** 19/02/2023 - 18/02/2024: \$2,205,000

# **Comparable Properties**



Price: \$1,900,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House (Res)

**-** 3

Agent Comments

**Len** 3

two kilometres of the property for sale in the last six months.

Land Size: 322 sqm approx

4 Phyllis St ELWOOD 3184 (REI/VG)

30 Addison St ELWOOD 3184 (REI/VG)

**6** 2

Price: \$1,800,000 Method: Private Sale Date: 04/12/2023 Property Type: House Land Size: 256 sqm approx Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.