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

48 Broadway, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betwee	\$1,675,000		&		\$1,775,000				
Median sale price									
Median price	\$2,200,000	Pro	operty Type	Hou	se		Suburb	Elwood	
Period - From	21/02/2023	to	20/02/2024		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	7 Mason Av ELWOOD 3184	\$1,844,000	31/10/2023
2	4 Phyllis St ELWOOD 3184	\$1,800,000	04/12/2023
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:

21/02/2024 18:17



Chisholm&Gamon

Sam Gamon 03 9531 1245





Property Type: House **Land Size:** 344 sqm approx Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

\$1,675,000 - \$1,775,000 Median House Price 21/02/2023 - 20/02/2024: \$2,200,000

Comparable Properties



Price: \$1,844,000 Method: Sold Before Auction Date: 31/10/2023 Property Type: House (Res) Land Size: 225 sqm approx

- 3

7 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

 4 Phyllis St ELWOOD 3184 (REI/VG)
 Agent Comments

 Image: Step 1
 Image: Step 1

 Price: \$1,800,000
 Method: Private Sale

 Date: 04/12/2023
 Property Type: House

 Land Size: 256 sqm approx

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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