# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

ron Street, Elwood Vic 3184

#### Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
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#### Median sale price

Median price	\$2,200,000	Pro	perty Type	House		Suburb	Elwood
Period - From	12/04/2023	to	11/04/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Knight St ELWOOD 3184	\$1,650,000	20/01/2024
2	63 Spray St ELWOOD 3184	\$1,600,000	24/02/2024
3	15 Robert St ELWOOD 3184	\$1,560,000	08/04/2024

#### 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:	12/04/2024 15:59











Property Type: House Land Size: 289 sqm approx

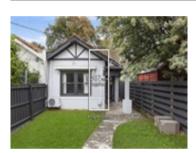
Agent Comments

# Chisholm&Gamon

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

**Indicative Selling Price** \$1,550,000 - \$1,650,000 **Median House Price** 12/04/2023 - 11/04/2024: \$2,200,000

# Comparable Properties



#### 2 Knight St ELWOOD 3184 (VG)





Price: \$1,650,000 Method: Sale Date: 20/01/2024

Property Type: House - Attached House N.E.C.

Land Size: 389 sqm approx

Agent Comments



### 63 Spray St ELWOOD 3184 (REI)

**--** 2





Price: \$1,600,000

Method: Sold Before Auction

Date: 24/02/2024 Property Type: House Land Size: 248 sqm approx **Agent Comments** 



#### 15 Robert St ELWOOD 3184 (REI)

**-**2







Price: \$1,560,000

Method: Sold Before Auction

Date: 08/04/2024 Property Type: House **Agent Comments** 

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



