

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

5/12 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$760,000 & \$800,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 30/06/2023 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	6/17 Herbert St ST KILDA 3182	\$785,000	03/06/2023
2	5/162 Brighton Rd RIPPONLEA 3185	\$785,000	01/06/2023
3	8/20 Tennyson St ST KILDA 3182	\$765,000	17/06/2023

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:

04/10/2023 14:07

5/12 Shelley Street, Elwood Vic 3184

Chisholm & Gamon

Trish Mulcahy

03 9531 1245

0419 446 313

trish@chisholmgamon.com.au



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

June quarter 2023: \$690,000

Comparable Properties



6/17 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$785,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Apartment



5/162 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$785,000

Method: Sold Before Auction

Date: 01/06/2023

Property Type: Apartment



8/20 Tennyson St ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  1

Price: \$765,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Apartment

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



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