## 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

11/7 Dickens Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$690,000		&		\$740,000			
Median sale pi	rice							
Median price	\$669,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	28/04/2022	to	27/04/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/97 Glen Huntly Rd ELWOOD 3184	\$730,000	30/11/2022
2	4/6 John St ELWOOD 3184	\$718,000	25/02/2023
3	3/47 Ruskin St ELWOOD 3184	\$718,000	16/03/2023

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:

28/04/2023 10:34



## Chisholm&Gamon

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





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 28/04/2022 - 27/04/2023: \$669,000

# **Comparable Properties**



3/97 Glen Huntly Rd ELWOOD 3184 (REI/VG)



Price: \$730,000 Method: Private Sale Date: 30/11/2022 Property Type: Apartment



4/6 John St ELWOOD 3184 (REI/VG)



Price: \$718,000 Method: Auction Sale Date: 25/02/2023 Property Type: Apartment

3/47 Ruskin St ELWOOD 3184 (REI) Agent C

Agent Comments

Agent Comments

Agent Comments



Price: \$718,000 Method: Private Sale Date: 16/03/2023

Property Type: Apartment

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





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