

# 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 38 John Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,450,000

### Median sale price

Median price \$2,605,000

Property Type House

Suburb Elwood

Period - From 03/06/2022

to 02/06/2023

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	205 Brighton Rd ELWOOD 3184	\$1,390,000	20/04/2023
2			
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:

03/06/2023 12:46

38 John Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$1,450,000

**Median House Price**

03/06/2022 - 02/06/2023: \$2,605,000



 2  1  0

**Property Type:** House

Agent Comments

## Comparable Properties



205 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 3  1  -

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 20/04/2023

**Property Type:** House

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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