

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	34 Goldsmith Street, Elwood Vic 3184
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**Indicative selling price**

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

Range between	\$2,650,000	&	\$2,800,000
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**Median sale price**

Median price	\$1,850,000	Property Type	House	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	15 Byron St ELWOOD 3184	\$2,820,000	30/06/2023
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.

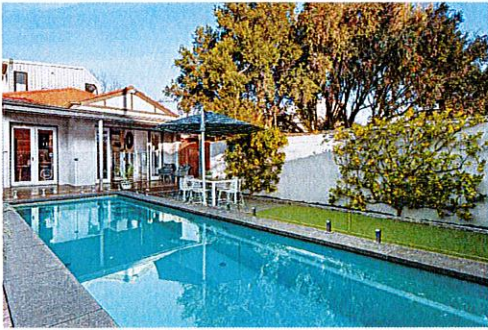
This Statement of Information was prepared on:	26/07/2023 16:36
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34 Goldsmith Street, Elwood Vic 3184

Chisholm&Gamon

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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,650,000 - \$2,800,000

Median House Price

June quarter 2023: \$1,850,000

## Comparable Properties



15 Byron St ELWOOD 3184 (REI)

Agent Comments

🛏️ 4 🚗 3 🚗 2

Price: \$2,820,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 220 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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