Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	302 Barkly Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,600,000	&	\$2,800,000
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Median sale price

Median price	\$2,250,000	Pro	perty Type	House		Suburb	Elwood
Period - From	30/01/2023	to	29/01/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	40 Broadway ELWOOD 3184	\$2,775,000	20/11/2023
2	34 Goldsmith St ELWOOD 3184	\$2,600,000	06/09/2023
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:	30/01/2024 10:04



Date of sale









Property Type: House **Land Size:** 380 sqm approx

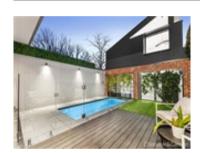
Agent Comments

Chisholm&Gamon

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

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price 30/01/2023 - 29/01/2024: \$2,250,000

Comparable Properties



40 Broadway ELWOOD 3184 (REI)

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Price: \$2,775,000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 336 sqm approx Agent Comments



34 Goldsmith St ELWOOD 3184 (REI/VG)

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Agent Comments

Price: \$2,600,000 Method: Private Sale Date: 06/09/2023 Property Type: House Land Size: 399 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



