Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 86 Addison Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$3,250,000									
Median sale price										
Median price	\$2,300,000	Pro	Property Type House				Suburb	Elwood		
Period - From	17/08/2023	to	16/08/2024		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	82 Tennyson St ELWOOD 3184	\$3,176,000	14/04/2024
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:

17/08/2024 14:14



Chisholm&Gamon

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Property Type: House **Land Size:** 482 sqm approx Agent Comments Indicative Selling Price \$3,250,000 Median House Price

17/08/2023 - 16/08/2024: \$2,300,000

Comparable Properties



82 Tennyson St ELWOOD 3184 (REI/VG)



Price: \$3,176,000 Method: Private Sale Date: 14/04/2024 Property Type: House Land Size: 534 sqm approx Agent Comments

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

propertydata



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