

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

62 Goldsmith Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$3,950,000

Median sale price

Median price

\$2,183,500

Property Type

House

Suburb

Elwood

Period - From

18/11/2020

to

17/11/2021

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	29 Vautier St ELWOOD 3184	\$4,050,000	09/10/2021
2	111 Ormond Esp ELWOOD 3184	\$3,887,389	04/07/2021
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:

18/11/2021 09:20

62 Goldsmith Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$3,950,000

Median House Price

18/11/2020 - 17/11/2021: \$2,183,500



5 2.5 2

Property Type: House

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



29 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

5 3 2

Price: \$4,050,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 517 sqm approx



111 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$3,887,389

Method: Private Sale

Date: 04/07/2021

Property Type: House (Res)

Land Size: 632 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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