Chisholm&Gamon

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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	9/22-24 Kingsley Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range betweer	\$840,000		&		\$890,000			
Median sale pi	rice							
Median price	\$618,000	House	e	Unit	t X		Suburb	Elwood
Period - From	01/01/2019	to 3	1/03/2019		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.

Ade	dress of comparable property	Price	Date of sale
1	2/9 Bertram St ELSTERNWICK 3185	\$927,500	30/03/2019
2	21/16-20 Milton St ELWOOD 3184	\$900,000	05/06/2019
3	4/30 Brickwood St BRIGHTON 3186	\$805,000	12/04/2019

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

9/22-24 Kingsley Street, Elwood Vic 3184





Rooms: Property Type: Villa Agent Comments

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> Indicative Selling Price \$840,000 - \$890,000 Median Unit Price March quarter 2019: \$618,000

Comparable Properties



2/9 Bertram St ELSTERNWICK 3185 (REI/VG) Agent Comments





21/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments



Price: \$900,000 Method: Sold Before Auction Date: 05/06/2019 Rooms: -Property Type: Townhouse (Res)



4/30 Brickwood St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$805,000 Method: Private Sale Date: 12/04/2019 Rooms: -Property Type: Villa

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