# 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 9/52 Scott Street, Elwood Vic 3184

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale pr	rice							
Median price	\$659,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	16/08/2022	to	15/08/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/16 Avoca Av ELWOOD 3184	\$680,000	29/07/2023
2	2/25 Selwyn Av ELWOOD 3184	\$667,000	23/06/2023
3	6/8 Avoca Av ELWOOD 3184	\$650,000	21/07/2023

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:

16/08/2023 14:48



## 9/52 Scott Street, Elwood Vic 3184

## Chisholm&Gamon Trish Mulcahv





Rooms: 4 Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$650,000 - \$690,000 **Median Unit Price** 16/08/2022 - 15/08/2023: \$659,000

# **Comparable Properties**



5/16 Avoca Av ELWOOD 3184 (REI)



Price: \$680,000 Method: Auction Sale Date: 29/07/2023 Property Type: Unit

#### Agent Comments

2/25 Selwyn Av ELWOOD 3184 (REI)



Price: \$667,000 Method: Sold Before Auction Date: 23/06/2023 Property Type: Unit

6/8 Avoca Av ELWOOD 3184 (REI)



**2** 

Price: \$650,000 Method: Sold Before Auction Date: 21/07/2023 Property Type: Unit

Agent Comments

Agent Comments

### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



propertydata

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