

Statement of Information

sam@chisholmgamon.com.au

## 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 38 Mason Avenue, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,850,000

### Median sale price

Median price \$1,700,000 House  Unit  Suburb Elwood

Period - From 01/07/2018 to 30/09/2018 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	1 Bluff Av ELWOOD 3184	\$1,820,000	13/10/2018
2	36 Selwyn Av ELWOOD 3184	\$1,805,000	06/07/2018
3	86 Milton St ELWOOD 3184	\$1,770,000	02/07/2018

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.~~

**Indicative Selling Price**

\$1,850,000

**Median House Price**

September quarter 2018: \$1,700,000



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**Rooms:**

**Property Type:** House

**Land Size:** 208 sqm approx

Agent Comments

## Comparable Properties



**1 Bluff Av ELWOOD 3184 (REI)**

Agent Comments

4   2   1

**Price:** \$1,820,000

**Method:** Auction Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 298 sqm approx



**36 Selwyn Av ELWOOD 3184 (REI/VG)**

Agent Comments

3   3   3

**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



**86 Milton St ELWOOD 3184 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,770,000

**Method:** Private Sale

**Date:** 02/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 260 sqm approx