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	87 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between $3,500,000 & $3,600,000

Median sale price

Median price $2,400,000 Property Type House Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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	38 Addison St ELWOOD 3184	$3,505,000	16/03/2024
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: 25/07/2024 10:03

87 Addison Street, Elwood Vic 3184

Chisholm&Gamon
Torsten Kasper
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Indicative Selling Price
$3,500,000 - $3,600,000
Median House Price
June quarter 2024: $2,400,000



4 2 3

Property Type: House
Land Size: 765 sqm approx

Agent Comments

Comparable Properties



38 Addison St ELWOOD 3184 (REI)

4 2 3

Price: $3,505,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 582 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.

REIV THE DIFFERENCE
propertydata.com.au

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