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	86 Addison Street, Elwood Vic 3184

Indicative selling price

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

Single price $3,199,000

Median sale price

Median price $2,300,000 Property Type House Suburb Elwood

Period - From 02/09/2023 to 01/09/2024 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	82 Tennyson St ELWOOD 3184	$3,176,000	14/04/2024
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: 02/09/2024 13:08

86 Addison Street, Elwood Vic 3184

Chisholm&Gamon
Sam Gamon
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4 2 2

Property Type: House (Res)
Land Size: 482 sqm approx

Agent Comments

Indicative Selling Price
$3,199,000
Median House Price
02/09/2023 - 01/09/2024: $2,300,000

Comparable Properties



82 Tennyson St ELWOOD 3184 (REI/VG)

4 3 2

Price: $3,176,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 534 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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