# Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181

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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 Including suburb and postcode

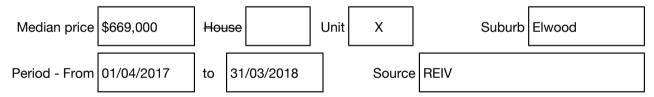
s 3/1 Scott Street, Elwood Vic 3184

#### Indicative selling price

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

Single price \$765,000

#### Median sale price



#### 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	8/53 Blessington St ST KILDA 3182	\$782,500	23/06/2018
2	5/45-47 Chapel St ST KILDA 3182	\$725,000	17/03/2018
3	4/160 Chapel St ST KILDA 3182	\$722,000	24/02/2018

#### 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.

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

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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

### 3/1 Scott Street, Elwood Vic 3184

#### Chisholm&Gamon Torsten Kasper



Rooms: Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$765,000 **Median Unit Price** Year ending March 2018: \$669,000

### **Comparable Properties**



8/53 Blessington St ST KILDA 3182 (REI)



Price: \$782,500 Method: Auction Sale Date: 23/06/2018 Rooms: -Property Type: Apartment

**1** 2



5/45-47 Chapel St ST KILDA 3182 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$725,000 Method: Auction Sale Date: 17/03/2018 Rooms: -Property Type: Apartment

4/160 Chapel St ST KILDA 3182 (REI/VG)



Price: \$722,000 Method: Auction Sale Date: 24/02/2018 Rooms: 4 Property Type: Apartment

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