# 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	117 Spray Street, Elwood Vic 3184
Including suburb and	
postcode	

### Indicative selling price

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

Range betweer	ween \$2,175,000		&			\$2,275,000				
Median sale price										
Median price	\$1,820,000	Ηοι	ıse	Х	Un	iŧ			Suburb	Elwood
Period - From	01/07/2017	to	30/	09/2017			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.

Add	dress of comparable property	Price	Date of sale
1	4 Wave St ELWOOD 3184	\$2,420,000	03/08/2017
2	101 Ruskin St ELWOOD 3184	\$2,320,000	16/09/2017
3	10 John St ELWOOD 3184	\$2,310,000	21/10/2017

#### 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

propertydata

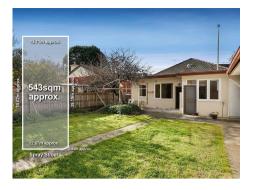
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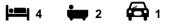
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# 117 Spray Street, Elwood Vic 3184

# Chisholm&Gamon





Rooms: Property Type: House (Res) Land Size: 543 sqm approx Agent Comments Jackie Sommers 03 9531 1245 0435 885 980 jsommers@chisholmgamon.com.au

Indicative Selling Price \$2,175,000 - \$2,275,000 Median House Price September quarter 2017: \$1,820,000

# **Comparable Properties**



4 Wave St ELWOOD 3184 (REI)





Price: \$2,420,000 Method: Sold Before Auction Date: 03/08/2017 Rooms: 6 Property Type: House (Res) Land Size: 502 sqm approx

#### 101 Ruskin St ELWOOD 3184 (REI)

**6** 2



Price: \$2,320,000 Method: Auction Sale Date: 16/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 512 sqm approx



10 John St ELWOOD 3184 (REI)



Price: \$2,310,000 Method: Auction Sale Date: 21/10/2017 Rooms: 5 Property Type: House (Res) Agent Comments

Agent Comments

Agent Comments

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