### 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

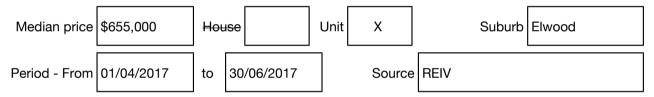
6/6 Pine Avenue, Elwood Vic 3184

#### Indicative selling price

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

Single price \$729,000

#### 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	12/17 Pine Av ELWOOD 3184	\$760,000	15/05/2017
2	4/115 Tennyson St ELWOOD 3184	\$747,500	08/04/2017
3	4/6 Pine Av ELWOOD 3184	\$730,000	22/07/2017

#### 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 9646 4444 | F: 03 9646 3311

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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.



## Chisholm&Gamon





Rooms: 3 Property Type: Apartment Agent Comments 03 9531 1245 0435 885 980 jsommers@chisholmgamon.com.au

> Indicative Selling Price \$729,000 Median Unit Price June quarter 2017: \$655,000

Jackie Sommers

## **Comparable Properties**



12/17 Pine Av ELWOOD 3184 (VG)



Price: \$760,000 Method: Sale Date: 15/05/2017 Rooms: -Property Type: Subdivided Flat - Single OYO Flat



4/115 Tennyson St ELWOOD 3184 (REI)

**n** 1

Agent Comments

Agent Comments

Price: \$747,500 Method: Auction Sale Date: 08/04/2017 Rooms: -Property Type: Apartment

2



4/6 Pine Av ELWOOD 3184 (REI)



Price: \$730,000 Method: Auction Sale Date: 22/07/2017 Rooms: 3 Property Type: Apartment Agent Comments

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