



Rooms: Property Type: House (Res) Land Size: 443 sqm Agent Comments

Indicative Selling Price \$2.650.000 Median House Price March guarter 2017: \$1,430,000

Elwood is dearer per SQM than Brighton and Balaclava

Comparable Properties



19b Brickwood St BRIGHTON 3186 (REI)



Price: \$2,600,000 Method: Private Sale Date: 24/05/2017 Rooms: -Property Type: Townhouse (Res)



33 Brickwood St BRIGHTON 3186 (REI) 2 2

Agent Comments

Agent Comments

Price: \$2,575,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5 Property Type: House (Res) Land Size: 506 sqm

•**•** 3



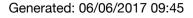
37 Blenheim St BALACLAVA 3183 (REI)

Agent Comments



Price: \$2,500,000 Method: Auction Sale Date: 30/04/2017 Rooms: 7 Property Type: House (Res) Land Size: 465 sqm

Account - Chisholm & Gamon | P: 03 5974 6888



propertydata

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.

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

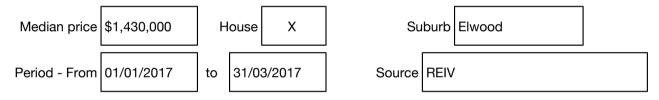
8 2 Kendall Street, Elwood Vic 3184 d le

Indicative selling price

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

Single price \$2,650,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19b Brickwood St BRIGHTON 3186	\$2,600,000	24/05/2017
33 Brickwood St BRIGHTON 3186	\$2,575,000	08/04/2017
37 Blenheim St BALACLAVA 3183	\$2,500,000	30/04/2017

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