

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

4/139 GLEN HUNTLY ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 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

1/45 SPRAY STREET ELWOOD VIC 3184	\$600,000	18-Jul-24
3/9 JOYCE STREET ELWOOD VIC 3184	\$605,000	05-Apr-24
26-28 BLESSINGTON STREET ST KILDA VIC 3182	\$660,000	22-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 10 September 2024

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1/45 SPRAY STREET ELWOOD VIC 3184 Sold Price **\$600,000** Sold Date **18-Jul-24**
 Distance **0.36km**

2 1 1



3/9 JOYCE STREET ELWOOD VIC 3184 Sold Price **\$605,000** Sold Date **05-Apr-24**
 Distance **0.7km**

2 1 1



26-28 BLESSINGTON STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **22-Apr-24**
 Distance **1.68km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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