

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

6/1A Hartpury Avenue 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2020

to

31 Jan 2021

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

16/27 Dickens Street Elwood VIC 3184	\$914,999	15-Oct-20
7/12 Blessington Street St Kilda VIC 3182	\$985,000	21-Dec-20
5/17 Byrne Avenue Elwood VIC 3184	\$915,000	23-Dec-20

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.~~

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16/27 Dickens Street Elwood VIC 3184

Sold Price

\$914,999

Sold Date

15-Oct-20

3 1 1

Distance

0.42km



7/12 Blessington Street St Kilda VIC 3182

Sold Price

^{RS} **\$985,000** ^{UN}

Sold Date

21-Dec-20

2 2 2

Distance

0.94km



5/17 Byrne Avenue Elwood VIC 3184

Sold Price

\$915,000

Sold Date

23-Dec-20

2 1 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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