



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21/131 GLEN HUNTLY ROAD, ELWOOD,

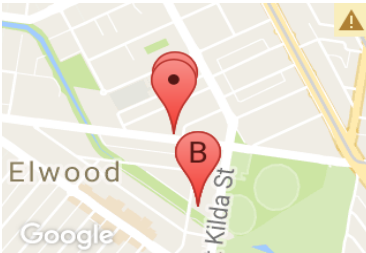
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Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



ELWOOD, VIC, 3184

Suburb Median Sale Price (Unit)

\$625,500

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



17/131 GLEN HUNTLY RD, ELWOOD, VIC 3184

1 1 1

Sale Price

\$235,000

Sale Date: 04/02/2016

Distance from Property: 26m



12/25 FOAM ST, ELWOOD, VIC 3184

1 1 1

Sale Price

\$280,000

Sale Date: 28/02/2017

Distance from Property: 271m



8/25 FOAM ST, ELWOOD, VIC 3184

1 1 1

Sale Price

\$290,000

Sale Date: 20/05/2016

Distance from Property: 271m



This report has been compiled on 30/06/2017 by Anderson Moore. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21/131 GLEN HUNTLY ROAD, ELWOOD, VIC 3184

Indicative selling price

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

Price Range:

Median sale price

Median price

\$625,500

House

Unit

X

Suburb

ELWOOD

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
17/131 GLEN HUNTLY RD, ELWOOD, VIC 3184	\$235,000	04/02/2016
12/25 FOAM ST, ELWOOD, VIC 3184	\$280,000	28/02/2017
8/25 FOAM ST, ELWOOD, VIC 3184	\$290,000	20/05/2016