

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

1/11 Tiuna Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/04/2021 to 30/06/2021 Source REIV

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	1/198a Tennyson St ELWOOD 3184	\$705,000	10/07/2021
2	1/2 Bendigo Av ELWOOD 3184	\$678,000	15/05/2021
3	7/8 Avoca Av ELWOOD 3184	\$652,000	02/07/2021

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2021: \$670,000



Rooms: 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/198a Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Unit



1/2 Bendigo Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$678,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



7/8 Avoca Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$652,000

Method: Private Sale

Date: 02/07/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018