### 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

3/8 Glen Huntly Road, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$535,000			
Median sale pi	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	13/11/2023	to	12/11/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/10a Mitford St ST KILDA 3182	\$535,000	31/07/2024
2	6/74 Mitford St ELWOOD 3184	\$522,000	22/07/2024
3	8/1 Avoca Ct ELWOOD 3184	\$510,000	17/07/2024

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:

13/11/2024 13:35





Property Type: Apartment Agent Comments

## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

**Indicative Selling Price** \$500,000 - \$535,000 **Median Unit Price** 13/11/2023 - 12/11/2024: \$670,000

# **Comparable Properties**



2/10a Mitford St ST KILDA 3182 (VG)



Price: \$535,000 Method: Sale Date: 31/07/2024 Property Type: Strata Flat - Single OYO Flat



6/74 Mitford St ELWOOD 3184 (REI/VG)



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Agent Comments

Agent Comments

Price: \$522,000 Method: Private Sale Date: 22/07/2024 Property Type: Unit



8/1 Avoca Ct ELWOOD 3184 (REI/VG) •= 1 1

Price: \$510,000 Method: Private Sale Date: 17/07/2024 Property Type: Apartment Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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