

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

1/1A 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2023

to

31 Jan 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

103/27-31 HERBERT STREET ST KILDA VIC 3182	\$830,000	21-Nov-23
4/45 SPENSER STREET ST KILDA VIC 3182	\$830,000	07-Oct-23
7/12 SHELLEY STREET ELWOOD VIC 3184	\$870,000	16-Dec-23

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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**103/27-31 HERBERT STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$830,000** Sold Date **21-Nov-23**

Distance **0.58km**



**4/45 SPENSER STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price Sold Date **07-Oct-23**

Distance **1.09km**



**7/12 SHELLEY STREET ELWOOD
 VIC 3184**

2 2 1

Sold Price **\$870,000** Sold Date **16-Dec-23**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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