Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	4/11 Tiuna Grove, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000	&	\$528,000
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Median sale price

Median price \$658,000	Prop	perty Type Un	it		Suburb	Elwood
Period - From 01/10/2020	to	31/12/2020	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.

Ad	dress of comparable property	Price	Date of sale
1	8/41 Byron St ELWOOD 3184	\$510,000	18/12/2020
2	6/3-5 Coleridge St ELWOOD 3184	\$510,000	05/11/2020
3	4/169 Glen Huntly Rd ELWOOD 3184	\$505,000	17/12/2020

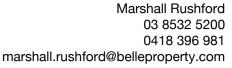
OR

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:	06/04/2021 11:24







Indicative Selling Price \$480,000 - \$528,000 **Median Unit Price** December quarter 2020: \$658,000



Property Type: Apartment **Agent Comments**

Comparable Properties



8/41 Byron St ELWOOD 3184 (REI/VG)

Price: \$510,000 Method: Private Sale Date: 18/12/2020

Property Type: Apartment

Agent Comments



6/3-5 Coleridge St ELWOOD 3184 (REI/VG)



Price: \$510,000 Method: Private Sale Date: 05/11/2020

Property Type: Apartment

Agent Comments

Agent Comments



4/169 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Price: \$505.000 Method: Private Sale Date: 17/12/2020

Property Type: Apartment

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



