

# 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

4/11 Tiuna Grove, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

### Median sale price

Median price \$658,000 Property Type Unit Suburb Elwood

Period - From 01/10/2020 to 31/12/2020 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	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

Marshall Rushford  
03 8532 5200  
0418 396 981

marshall.rushford@belleproperty.com

**Indicative Selling Price**

\$480,000 - \$528,000

**Median Unit Price**

December quarter 2020: \$658,000



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2   1   1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** Apartment



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

Agent Comments

2   1   1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 05/11/2020

**Property Type:** Apartment



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

Agent Comments

2   1   1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 17/12/2020

**Property Type:** Apartment