

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

3/94 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$618,000

House

Unit

X

Suburb

Elwood

Period - From

01/01/2019

to

31/03/2019

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	3/18 Pine Av ELWOOD 3184	\$405,000	03/12/2018
2	1/88 Grosvenor St BALACLAVA 3183	\$360,000	03/12/2018
3	4/17 Dickens St ELWOOD 3184	\$352,500	22/01/2019

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.~~

3/94 Glen Huntly Road, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$370,000

Median Unit Price

March quarter 2019: \$618,000



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/18 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 03/12/2018

Rooms: 2

Property Type: Apartment



1/88 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Sold After Auction

Date: 03/12/2018

Rooms: 2

Property Type: Apartment

Land Size: 510 sqm approx



4/17 Dickens St ELWOOD 3184 (REI)

Agent Comments

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Price: \$352,500

Method: Private Sale

Date: 22/01/2019

Rooms: -

Property Type: Apartment