

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

6/21 Tiuna Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$585,000 & \$610,000

Median sale price

Median price \$668,750 Property Type Unit Suburb Elwood

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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.

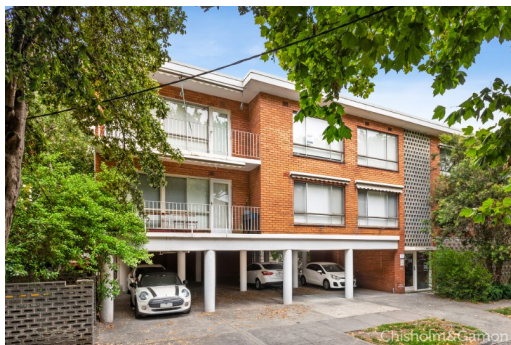
	Address of comparable property	Price	Date of sale
1	9/157 Brighton Rd ELWOOD 3184	\$587,500	24/12/2024
2	6/19 Avoca Av ELWOOD 3184	\$607,000	19/12/2024
3	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024

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:

22/01/2025 10:03



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$585,000 - \$610,000

Median Unit Price

22/01/2024 - 21/01/2025: \$668,750

Comparable Properties



9/157 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$587,500

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment



6/19 Avoca Av ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$607,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



5/48 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

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  1

Price: \$604,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Apartment