

## 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

8/94 GLEN HUNTLY ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 8/122 GLEN HUNTLY ROAD ELWOOD VIC 3184 | \$590,000 | 06-Jun-23 |
| 6/11 HARTPURY AVENUE ELWOOD VIC 3184   | \$550,000 | 19-Jul-23 |
| 4/96 GLEN HUNTLY ROAD ELWOOD VIC 3184  | \$480,000 | 19-May-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.~~

This Statement of Information was prepared on: 09 August 2023

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**8/122 GLEN HUNTLY ROAD  
ELWOOD VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$590,000** Sold Date **06-Jun-23**

Distance **0.15km**



**6/11 HARTPURY AVENUE ELWOOD  
VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **19-Jul-23**

Distance **0.9km**



**4/96 GLEN HUNTLY ROAD  
ELWOOD VIC 3184**

2 1 1

Sold Price

**\$480,000** Sold Date **19-May-23**

Distance **0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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