

# 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

11/1a Hartpury Avenue, Elwood Vic 3184

### Indicative selling price

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

Range between

\$980,000

&

\$1,025,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2023

to

31/03/2024

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	2/129-133 Ormond Esp ELWOOD 3184	\$988,000	27/03/2024
2	2/24 Pine Av ELWOOD 3184	\$960,000	16/02/2024
3			

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:

29/04/2024 16:06

11/1a Hartpury Avenue, Elwood Vic 3184



Jack Johnstone

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2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,025,000

**Median Unit Price**

Year ending March 2024: \$680,000

## Comparable Properties



**2/129-133 Ormond Esp ELWOOD 3184 (REI)**

Agent Comments

2 2 2

**Price:** \$988,000

**Method:** Sold Before Auction

**Date:** 27/03/2024

**Property Type:** Apartment



**2/24 Pine Av ELWOOD 3184 (REI)**

Agent Comments

2 2 1

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 16/02/2024

**Property Type:** Apartment

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.

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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