

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

1/145 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2021

to

30/06/2021

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	2/22 Milton St ELWOOD 3184	\$736,000	22/07/2021
2	4/1a Hawsleigh Av BALACLAVA 3183	\$682,500	17/07/2021
3	6/117 Brighton Rd ELWOOD 3184	\$713,000	10/07/2021

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:

27/07/2021 13:28



2
 2
 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

June quarter 2021: \$670,000

Entertain with effortless ease in this exciting 2 bedroom 2 bathroom ground floor security apartment. Enjoying a secure alfresco courtyard to wine and dine the weekends away, this boutique retreat features a stylish living and dining area with entertainer's kitchen (dishwasher, washing machine) and French doors to the landscaped courtyard; double doors to a sought after extra room (formal dining room, 3rd bedroom or study), a generous main bedroom (BIRs & classic ensuite) & secure parking at your door. Effervescently close to Tennyson Street café scene, the Elsternwick Nature Reserve, Glen Huntly Road & the beach.

Comparable Properties



2/22 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$736,000

Method: Sold Before Auction

Date: 22/07/2021

Property Type: Apartment



4/1a Hawsleigh Av BALACLAVA 3183 (REI)

Agent Comments

2
 1
 1

Price: \$682,500

Method: Auction Sale

Date: 17/07/2021

Property Type: Apartment



6/117 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$713,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Apartment