

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

10/93-95 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2023

to

31/12/2023

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	12/282 Barkly St ELWOOD 3184	\$425,000	09/01/2024
2	6/9 Clarke St ELWOOD 3184	\$415,000	05/10/2023
3	1/8 Robert St ELWOOD 3184	\$410,000	11/01/2024

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:

31/01/2024 09:55

10/93-95 Glen Huntly Road, Elwood Vic 3184

BigginScott

Claudio Perruzza

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2023: \$715,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



12/282 Barkly St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 09/01/2024

Property Type: Apartment



6/9 Clarke St ELWOOD 3184 (VG)

Agent Comments

1 - -

Price: \$415,000

Method: Sale

Date: 05/10/2023

Property Type: Strata Flat - Single OYO Flat



1/8 Robert St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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