

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

5/17 TIUNA GROVE ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/88 ADDISON STREET ELWOOD VIC 3184	\$600,000	17-Sep-24
11/59 CARLISLE STREET ST KILDA VIC 3182	\$615,000	17-Sep-24
10/13-15 SPENSER STREET ST KILDA VIC 3182	\$625,000	08-Jun-24

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: 10 October 2024

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**1/88 ADDISON STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **17-Sep-24**

Distance **0.63km**



**11/59 CARLISLE STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **17-Sep-24**

Distance **1.88km**



**10/13-15 SPENSER STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$625,000** Sold Date **08-Jun-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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