

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

1/38 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$694,500 Property Type Unit Suburb Elwood

Period - From 01/10/2019 to 30/09/2020 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	1/171 Glen Huntly Rd ELWOOD 3184	\$1,200,000	02/10/2020
2	103/29 Foam St ELWOOD 3184	\$1,180,000	19/10/2020
3	4/21 Kingsley St ELWOOD 3184	\$1,100,000	11/06/2020

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:

12/11/2020 09:37

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending September 2020: \$694,500



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Property Type: Apartment

Agent Comments

Comparable Properties



1/171 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,200,000

Method: Private Sale

Date: 02/10/2020

Property Type: Apartment

103/29 Foam St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,180,000

Method: Private Sale

Date: 19/10/2020

Property Type: Apartment



4/21 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,100,000

Method: Private Sale

Date: 11/06/2020

Property Type: Apartment