

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

1/31 PINE AVENUE 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

\$1,729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2023

to

30 Nov 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

2 JOHN STREET ELWOOD VIC 3184	\$1,925,000	13-Jul-24
7B MEREDITH STREET ELWOOD VIC 3184	\$1,525,000	01-Jun-24
107 ORRONG ROAD ELSTERNWICK VIC 3185	\$1,755,000	22-Sep-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: 04 December 2024

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2 JOHN STREET ELWOOD VIC 3184 Sold Price **\$1,925,000** Sold Date **13-Jul-24**

3 2 1

Distance **1.11km**



7B MEREDITH STREET ELWOOD VIC 3184 Sold Price **\$1,525,000** Sold Date **01-Jun-24**

3 2 1

Distance **1.28km**



107 ORRONG ROAD ELSTERNWICK VIC 3185 Sold Price ^{RS} **\$1,755,000** ^{UN} Sold Date **22-Sep-24**

3 2 1

Distance **1.87km**

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

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