

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

9/141 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price \$449,500

Median sale price

Median price \$669,000 House Unit X Suburb Elwood

Period - From 01/04/2017 to 31/03/2018 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	5/217 Brighton Rd ELWOOD 3184	\$460,000	19/03/2018
2	7/571 Glen Huntly Rd ELSTERNWICK 3185	\$451,000	25/03/2018
3	3/67 Tennyson St ELWOOD 3184	\$450,000	13/02/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$449,500

Median Unit Price
Year ending March 2018: \$669,000

Comparable Properties



5/217 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 19/03/2018
Rooms: 4
Property Type: Apartment



7/571 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$451,000
Method: Auction Sale
Date: 25/03/2018
Rooms: -
Property Type: Apartment



3/67 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 13/02/2018
Rooms: 3
Property Type: Apartment
Land Size: 60 sqm approx