

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

4/19 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/2 Bendigo Avenue Elwood VIC 3184	\$678,000	15-May-21
5/49 Ruskin Street Elwood VIC 3184	\$660,000	31-May-21

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: 23 November 2021



1/2 Bendigo Avenue Elwood VIC 3184

Sold Price

\$678,000

Sold Date

15-May-21

2

1

1

Distance

0.18km



5/49 Ruskin Street Elwood VIC 3184

Sold Price

\$660,000

Sold Date

31-May-21

2

1

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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