

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

4/1a Hennessy Avenue, Elwood Vic 3184

Indicative selling price

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

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$685,500

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2022

to

30/06/2022

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	2/15 Dickens St ELWOOD 3184	\$686,000	25/06/2022
2	5/57 Mitford St ELWOOD 3184	\$685,000	07/06/2022
3	18/125 Ormond Rd ELWOOD 3184	\$660,000	19/08/2022

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:

26/09/2022 15:06



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/15 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$686,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Unit



5/57 Mitford St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 07/06/2022

Property Type: Apartment



18/125 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 19/08/2022

Property Type: Apartment