

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

7/125 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$767,750

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2021

to

31/12/2021

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	7/42 Scott St ELWOOD 3184	\$620,000	16/02/2022
2	4/133 Glen Huntly Rd ELWOOD 3184	\$618,000	20/03/2022
3	2/19 Avoca Av ELWOOD 3184	\$610,000	29/03/2022

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.~~

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2021: \$767,750



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



7/42 Scott St ELWOOD 3184 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 16/02/2022

Property Type: Strata Flat - Single OYO Flat



4/133 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$618,000

Method: Auction Sale

Date: 20/03/2022

Property Type: Apartment



2/19 Avoca Av ELWOOD 3184 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 29/03/2022

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388