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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

4/125 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price \$517,500

Median sale price

Median price \$655,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2018

to

30/06/2018

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	5/38 Mitford St ELWOOD 3182	\$550,000	28/04/2018
2	5/38 Kingsley St ELWOOD 3184	\$500,000	24/07/2018
3	2/59 Carlisle St ST KILDA 3182	\$492,500	07/04/2018

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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Indicative Selling Price
\$517,500

Median Unit Price
June quarter 2018: \$655,000



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



5/38 Mitford St ELWOOD 3182 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Apartment



5/38 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$500,000
Method: Sold After Auction
Date: 24/07/2018
Rooms: 4
Property Type: Unit



2/59 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$492,500
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Apartment