

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

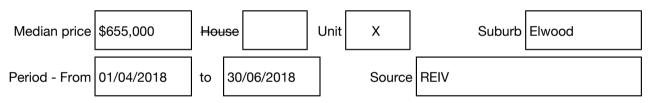
4/125 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price \$517,500

Median sale price



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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

4/125 Glen Huntly Road, Elwood Vic 3184







Rooms: Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> Indicative Selling Price \$517,500 Median Unit Price June quarter 2018: \$655,000

Comparable Properties



5/38 Mitford St ELWOOD 3182 (REI) 2
4
- 1
-

5/38 Kingsley St ELWOOD 3184 (REI)

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



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

2

2/59 Carlisle St ST KILDA 3182 (REI)



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

Property Type: Apartment

Agent Comments

Agent Comments

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