

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/42 Glen Huntly Rd ELWOOD 3184	\$795,000	07/02/2024
2	5/167 Glen Huntly Rd ELWOOD 3184	\$730,000	14/03/2024
3	1/165 Glen Huntly Rd ELWOOD 3184	\$678,000	09/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

4/173 Glen Huntly Road, Elwood Vic 3184

ATRIA
REAL ESTATE

Russ Enticott

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending March 2024: \$680,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/42 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$795,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment



5/167 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$730,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: Apartment



1/165 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$678,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Apartment

Account - Atria Real Estate



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