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

4/21-23 Tiuna Grove, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$640,000		&		\$680,000			
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	02/04/2023	to	01/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024
2	5/35 Pine Av ELWOOD 3184	\$650,000	13/12/2023
3	3/61 Ormond Rd ELWOOD 3184	\$643,000	18/01/2024

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:

02/04/2024 11:56



Chisholm& Gamen



Property Type: Apartment Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$640,000 - \$680,000 Median Unit Price 02/04/2023 - 01/04/2024: \$680,000

Comparable Properties



14/10 Dickens St ELWOOD 3184 (REI)



Price: \$685,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment



5/35 Pine Av ELWOOD 3184 (REI/VG)



Price: \$650,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment

3/61 Ormond Rd ELWOOD 3184 (REI)

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Price: \$643,000 Method: Private Sale Date: 18/01/2024 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments





propertydata

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