

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

4/42 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2023

to

31/12/2023

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	2/38 Ormond Rd ELWOOD 3184	\$800,000	19/12/2023
2	2/18-20 Selwyn Av ELWOOD 3184	\$774,000	16/12/2023
3	3/41 Broadway ELWOOD 3184	\$770,000	20/12/2023

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:

08/02/2024 09:32



Property Type: Apartment

Agent Comments

Comparable Properties



2/38 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



2/18-20 Selwyn Av ELWOOD 3184 (REI)

Agent Comments



Price: \$774,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



3/41 Broadway ELWOOD 3184 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment