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
5/173 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price | $985,000 |
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Median sale price

Median price	$682,500	Property Type	Unit	Suburb	Elwood
Period - From	30/03/2019	to	29/03/2020	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	2/6a Southey St ELWOOD 3184	$1,050,000	30/11/2019
2	13A/3 Wimbledon Av ELWOOD 3184	$1,020,000	22/02/2020
3	5/41 Shelley St ELWOOD 3184	$980,000	30/11/2019

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: | 30/03/2020 09:05 |
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CONSUMER AFFAIRS VICTORIA

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Indicative Selling Price
$985,000
Median Unit Price
30/03/2019 - 29/03/2020: $682,500

🛏 3   🛁 1   🚗 1

Property Type: Apartment
Agent Comments

Comparable Properties

2/6a Southey St ELWOOD 3184 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $1,050,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment

Agent Comments

13A/3 Wimbledon Av ELWOOD 3184 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,020,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: Apartment

Agent Comments

5/41 Shelley St ELWOOD 3184 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $980,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment

Agent Comments