

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

8/128 Glen Huntly Road Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

6/99 Spray Street Elwood VIC 3184	\$540,000	01-Jul-21
7/46 Foam Street Elwood VIC 3184	\$558,000	11-Mar-21
5/127 Brighton Road Elwood VIC 3184	\$540,000	04-May-21

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 6 months.~~

This Statement of Information was prepared on: 29 July 2021



6/99 Spray Street Elwood VIC 3184 Sold Price ^{RS} **\$540,000** Sold Date **01-Jul-21**

 2  1  1

Distance **0.41km**



7/46 Foam Street Elwood VIC 3184 Sold Price **\$558,000** Sold Date **11-Mar-21**

 2  1  1

Distance **0.53km**



5/127 Brighton Road Elwood VIC 3184 Sold Price **\$540,000** Sold Date **04-May-21**

 2  1  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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