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

7/100 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$389,000

Median sale price

Median price	\$680,000	Pro	perty Type Unit	t		Suburb	Elwood
Period - From	01/04/2023	to	31/03/2024	Sou	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	3/31 Docker St ELWOOD 3184	\$400,000	13/02/2024
2	3/26 The Avenue BALACLAVA 3183	\$390,000	19/02/2024
3	312/163-169 Inkerman St ST KILDA 3182	\$375,000	26/02/2024

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:

23/04/2024 12:55









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$389,000 Median Unit Price Year ending March 2024: \$680,000

Comparable Properties



3/31 Docker St ELWOOD 3184 (REI)



Price: \$400,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment Agent Comments



3/26 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$390,000 Method: Private Sale Date: 19/02/2024 Property Type: Apartment



312/163-169 Inkerman St ST KILDA 3182 (REI) Agent Comments



Price: \$375,000 Method: Private Sale Date: 26/02/2024 Property Type: Unit

Account - 11 North | P: 1300 353 836



propertydata

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