

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

3/9 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Single price

\$699,000

Median sale price*

Median price

Property Type

Suburb

Elwood

Period - From

to

Source

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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	218/138 Glen Eira Rd ELSTERNWICK 3185	\$690,000	10/11/2023
3	2/114a Westbury CI BALACLAVA 3183	\$675,000	11/12/2023

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:

18/03/2024 13:47

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$699,000

No median price available

Comparable Properties



202/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$691,500

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment



218/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment



2/114a Westbury Cl BALACLAVA 3183 (REI/VG)

Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment