

# 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

5/9 Tiuna Grove, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$770,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

25/05/2020

to

24/05/2021

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	10/7 Milton St ELWOOD 3184	\$768,000	22/05/2021
2	3/88 Addison St ELWOOD 3184	\$790,000	15/04/2021
3	8/46 Ruskin St ELWOOD 3184	\$786,000	27/03/2021

**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:

25/05/2021 13:49



2 1 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$770,000

**Median Unit Price**

25/05/2020 - 24/05/2021: \$670,000

## Comparable Properties



**10/7 Milton St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$768,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Apartment



**3/88 Addison St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 15/04/2021

**Property Type:** Apartment



**8/46 Ruskin St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$786,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Apartment