

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

94 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/10/2019 to 31/12/2019 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	12/26-28 Broadway ELWOOD 3184	\$580,000	31/10/2019
2	3/41 Scott St ELWOOD 3184	\$572,000	14/12/2019
3	8/112 Tennyson St ELWOOD 3184	\$570,000	30/10/2019

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:

21/01/2020 10:23



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2019: \$680,000

Comparable Properties



12/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Sold After Auction

Date: 31/10/2019

Rooms: 3

Property Type: Apartment



3/41 Scott St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$572,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Apartment



8/112 Tennyson St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 30/10/2019

Property Type: Flat/Unit/Apartment (Res)