

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

Single price \$365,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

to 31/03/2024

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	10/191 Brighton Rd ELWOOD 3184	\$365,000	14/06/2024
2	2/84 Blessington St ST KILDA 3182	\$363,000	25/03/2024
3	1/31 Orange Gr BALACLAVA 3183	\$362,000	18/05/2024

**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:

01/07/2024 10:15



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$365,000

**Median Unit Price**

Year ending March 2024: \$680,000

## Comparable Properties



**10/191 Brighton Rd ELWOOD 3184 (REI)**

Agent Comments

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**Price:** \$365,000

**Method:** Private Sale

**Date:** 14/06/2024

**Property Type:** Apartment



**2/84 Blessington St ST KILDA 3182 (VG)**

Agent Comments

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**Price:** \$363,000

**Method:** Sale

**Date:** 25/03/2024

**Property Type:** Strata Flat - Single OYO Flat



**1/31 Orange Gr BALACLAVA 3183 (REI)**

Agent Comments

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**Price:** \$362,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Apartment

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