

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

4/11 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Range between

\$440,000

&

\$465,000

Median sale price

Median price

\$722,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2021

to

31/03/2022

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	5/485 St Kilda St ELWOOD 3184	\$445,000	28/04/2022
2	5/17 Robe St ST KILDA 3182	\$460,000	09/04/2022
3	4/91 Ormond Rd ELWOOD 3184	\$480,000	03/12/2021

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:

05/05/2022 15:52

4/11 Bluff Avenue, Elwood Vic 3184



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$465,000

Median Unit Price

Year ending March 2022: \$722,000

Comparable Properties



5/485 St Kilda St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 28/04/2022

Property Type: Apartment



5/17 Robe St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$460,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Apartment



4/91 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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