

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

3/13A HARTPURY AVENUE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

7/131 BRIGHTON ROAD ELWOOD VIC 3184	\$666,000	27-Mar-25
1/7 ROBERT STREET ELWOOD VIC 3184	\$670,000	29-Oct-24
6/19 AVOCA AVENUE ELWOOD VIC 3184	\$607,000	16-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 25 April 2025

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**7/131 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price

^{RS} **\$666,000** Sold Date **27-Mar-25**

2 1 1

Distance **0.09km**



**1/7 ROBERT STREET ELWOOD VIC
3184**

Sold Price

\$670,000 Sold Date **29-Oct-24**

3 1 1

Distance **0.35km**



**6/19 AVOCA AVENUE ELWOOD
VIC 3184**

Sold Price

\$607,000 Sold Date **16-Dec-24**

2 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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