

# 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

6/24 Pine Avenue, 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

\$690,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2024

to

31/03/2025

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	4/22 Wave St ELWOOD 3184	\$690,000	31/12/2024
2	1/71 Ormond Rd ELWOOD 3184	\$695,000	23/12/2024
3	5/15 Kendall St ELWOOD 3184	\$690,000	10/12/2024

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:

26/04/2025 09:09



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/22 Wave St ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 31/12/2024

**Property Type:** Apartment

**Land Size:** 67 sqm approx



**1/71 Ormond Rd ELWOOD 3184 (REI)**

Agent Comments

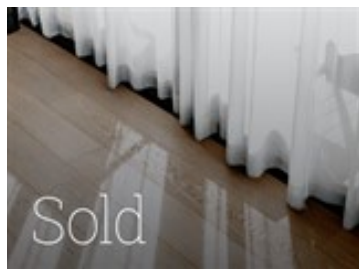
2 1 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** Unit



**5/15 Kendall St ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 10/12/2024

**Property Type:** Apartment