Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

/31 Pine Avenue, Elwood Vic 3184
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Indicative selling price

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

Range between	\$1,050,000	&	\$1,100,000

Median sale price

Median price	\$1,439,500	Pro	perty Type To	wnhouse		Suburb	Elwood
Period - From	30/04/2024	to	29/04/2025	So	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,100,000	22/01/2025
2	602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,095,000	11/12/2024
3	219a Hotham St RIPPONLEA 3185	\$1,087,500	08/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2025 09:11













Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,100,000 **Median Townhouse Price** 30/04/2024 - 29/04/2025: \$1,439,500

Comparable Properties



602/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)







Agent Comments

Price: \$1,100,000 Method: Sale Date: 22/01/2025

Property Type: Strata Unit/Flat



602/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

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Agent Comments

Price: \$1,095,000 Method: Private Sale Date: 11/12/2024

Property Type: Apartment Land Size: 90 sqm approx



219a Hotham St RIPPONLEA 3185 (REI/VG)





Price: \$1,087,500

Method: Private Sale Date: 08/12/2024 Property Type: House Land Size: 220 sqm approx **Agent Comments**

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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