

# 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

5/17 Tiuna Grove, 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 \$595,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

to 30/06/2023

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	1/22 Selwyn Av ELWOOD 3184	\$593,000	17/05/2023
2	8/122 Glen Huntly Rd ELWOOD 3184	\$590,000	06/06/2023
3	6/38 Scott St ELWOOD 3184	\$575,000	18/03/2023

**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:

04/09/2023 10:27



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$595,000

**Median Unit Price**

June quarter 2023: \$690,000

## Comparable Properties



1/22 Selwyn Av ELWOOD 3184 (REI/VG)

**Agent Comments**

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**Price:** \$593,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** Apartment



8/122 Glen Huntly Rd ELWOOD 3184 (REI/VG)

**Agent Comments**

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** Apartment



6/38 Scott St ELWOOD 3184 (REI/VG)

**Agent Comments**

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**Price:** \$575,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Apartment

**Land Size:** 958 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393