## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/31 Pine Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	en \$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$1,452,000	Pro	operty Type	Том	nhouse		Suburb	Elwood		
Period - From	24/02/2024	to	23/02/2025		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.

Add	dress of comparable property	Price	Date of sale	
1	302/35 Ormond Rd ELWOOD 3184	\$1,195,000	14/01/2025	
2	15/38 Brighton Rd BALACLAVA 3183	\$1,160,000	11/12/2024	
3	2/45 Addison St ELWOOD 3184	\$1,160,000	04/12/2024	

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:

24/02/2025 08:51



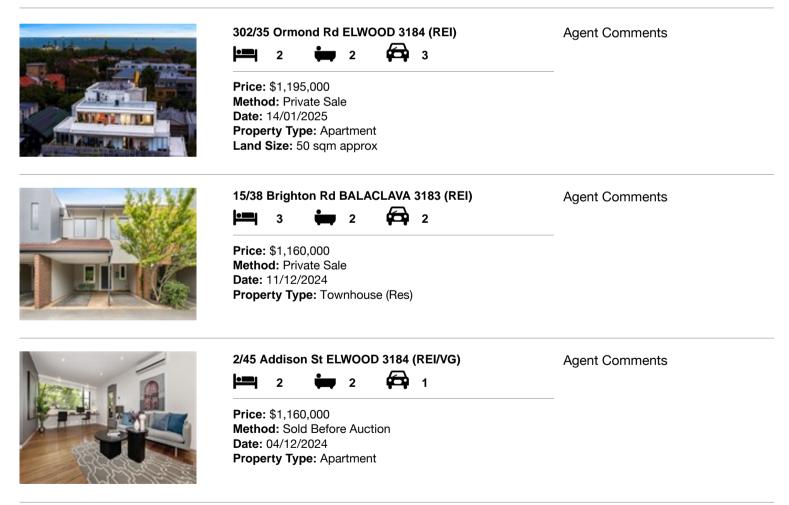






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 24/02/2024 - 23/02/2025: \$1,452,000

# **Comparable Properties**



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



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