

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 4/70 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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 | 708/241 Glen Huntly Rd ELSTERNWICK 3185 | \$900,000 | 12/06/2024 |
| 2 | G02/129 Hotham St BALACLAVA 3183 | \$950,000 | 07/04/2024 |
| 3 | 8/14 Broadway ELWOOD 3184 | \$932,000 | 16/03/2024 |

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: 09/09/2024 08:18



2
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 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2024: \$700,000

Comparable Properties

708/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

2
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Price: \$900,000

Method: Sale

Date: 12/06/2024

Property Type: Strata Unit/Flat



G02/129 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments

2
 2
 1

Price: \$950,000

Method: Sold Before Auction

Date: 07/04/2024

Property Type: Townhouse (Res)



8/14 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$932,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment

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