

## 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

1/165 GLEN HUNTLY ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

1/2 HOOD STREET ELWOOD VIC 3184	\$720,000	16-Dec-23
5/1 MILTON STREET ELWOOD VIC 3184	\$690,000	24-Sep-23
6/11 ORMOND ESPLANADE ELWOOD VIC 3184	\$680,000	03-Feb-24

OR

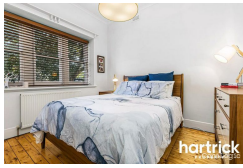
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 February 2024

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**1/2 HOOD STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**16-Dec-23**

2 1 -

Distance

**1.68km**



**5/1 MILTON STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**24-Sep-23**

2 1 -

Distance

**1.13km**



**6/11 ORMOND ESPLANADE ELWOOD VIC 3184**

Sold Price

<sup>RS</sup>

**\$680,000<sup>UN</sup>**

Sold Date

**03-Feb-24**

1 1 -

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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