

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

1/1A HARTPURY AVENUE ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

103/27-31 HERBERT STREET ST KILDA VIC 3182	\$830,000	21-Nov-23
4/45 SPENSER STREET ST KILDA VIC 3182	\$830,000	07-Oct-23
11/41-43 SPRAY STREET ELWOOD VIC 3184	\$876,000	16-Dec-23

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.~~

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**103/27-31 HERBERT STREET ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$830,000** Sold Date **21-Nov-23**

Distance **0.58km**



**4/45 SPENSER STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price Sold Date **07-Oct-23**

Distance **1.09km**



**11/41-43 SPRAY STREET ELWOOD
 VIC 3184**

2 2 2

Sold Price ^{RS} **\$876,000** ^{UN} Sold Date **16-Dec-23**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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