

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

4/139 GLEN HUNTLY ROAD 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

\$675,000

or range
between

&

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

3/98 BARKLY STREET ST KILDA VIC 3182	\$662,000	21-Sep-23
4/86 BLESSINGTON STREET ST KILDA VIC 3182	\$653,000	29-Nov-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.

This Statement of Information was prepared on: 19 February 2024

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**3/98 BARKLY STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$662,000** Sold Date **21-Sep-23**

Distance **2.26km**



**4/86 BLESSINGTON STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$653,000** Sold Date **29-Nov-23**

Distance **1.69km**

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

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