

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

12/17 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Elwood

Period - From 13/02/2022 to 12/02/2023 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	3/34 Elizabeth St ELSTERNWICK 3185	\$832,000	26/11/2022
2	1/14 Broadway ELWOOD 3184	\$820,500	01/02/2023
3	4/111 Ruskin St ELWOOD 3184	\$801,100	18/10/2022

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:

13/02/2023 12:55



 2  2  1

Property Type: Apartment

Agent Comments

Plus generous store cage

Indicative Selling Price

\$790,000 - \$820,000

Median Unit Price

13/02/2022 - 12/02/2023: \$675,000

Comparable Properties



3/34 Elizabeth St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  1  2

Price: \$832,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Apartment



1/14 Broadway ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$820,500

Method: Auction Sale

Date: 01/02/2023

Property Type: Apartment



4/111 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

 2  2  1

Price: \$801,100

Method: Private Sale

Date: 18/10/2022

Property Type: Apartment