

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

Single price

\$930,000

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	6/21a Dickens St ELWOOD 3184	\$915,000	21/09/2024
2	1/2 Greig Ct ELWOOD 3184	\$870,000	22/06/2024
3	1/11 Dickens St ELWOOD 3184	\$960,000	22/06/2024

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:

23/09/2024 08:55



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$930,000

Median Unit Price

June quarter 2024: \$700,000

Comparable Properties



6/21a Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$915,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Apartment



1/2 Greig Ct ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit



1/11 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$960,000

Method: Private Sale

Date: 22/06/2024

Property Type: Unit

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