## 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

4/42 Glen Huntly Road, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$830,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/01/2023	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/14 Broadway ELWOOD 3184	\$820,500	01/02/2023
2	2/10 May St ELWOOD 3184	\$802,000	25/03/2023
3			

OR

**B**<sup>\*</sup> 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:

28/06/2023 14:37







**Property Type:** Apartment Agent Comments

### Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

> Indicative Selling Price \$800,000 - \$830,000 Median Unit Price March quarter 2023: \$670,000

# **Comparable Properties**



1/14 Broadway ELWOOD 3184 (REI/VG)



Price: \$820,500 Method: Auction Sale Date: 01/02/2023 Property Type: Apartment Agent Comments



2/10 May St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$802,000 Method: Auction Sale Date: 25/03/2023 Property Type: Apartment

**2** 2

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.

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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