

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

17/93 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

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,500

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/38 Spray Street Elwood VIC 3184	\$383,000	26-Jul-21
7/2 Selwyn Avenue Elwood VIC 3184	\$410,000	01-Oct-21
7/89 Ormond Road Elwood VIC 3184	\$380,000	13-Oct-21

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: 01 February 2022

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4/38 Spray Street Elwood VIC 3184 Sold Price **\$383,000** Sold Date **26-Jul-21**

1 1 1

Distance **0.54km**



7/2 Selwyn Avenue Elwood VIC 3184 Sold Price **\$410,000** Sold Date **01-Oct-21**

1 1 1

Distance **0.29km**



7/89 Ormond Road Elwood VIC 3184 Sold Price **\$380,000** Sold Date **13-Oct-21**

1 1 -

Distance **0.46km**



8/130 Glen Huntly Road Elwood VIC 3184 Sold Price **\$399,000** Sold Date **22-Apr-21**

1 1 -

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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