

# 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

120 Glen Huntly Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$2,330,000 Property Type House Suburb Elwood

Period - From 01/10/2022 to 30/09/2023 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	38a Foam St ELWOOD 3184	\$3,005,000	02/09/2023
2	12 Glen Huntly Rd ELWOOD 3184	\$3,000,000	07/06/2023
3	42 Ebdon St BRIGHTON 3186	\$2,955,000	24/10/2023

**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:

09/11/2023 17:01



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
Year ending September 2023: \$2,330,000

## Comparable Properties



**38a Foam St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$3,005,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)



**12 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 07/06/2023  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx



**42 Ebdon St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,955,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2023  
**Property Type:** House (Res)

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