## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/12 Austin Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale pi	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/82 Grosvenor St BALACLAVA 3183	\$480,000	29/05/2023
2	4/96 Glen Huntly Rd ELWOOD 3184	\$480,000	19/05/2023
3	14/162 Brighton Rd RIPPONLEA 3185	\$460,000	17/05/2023

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:

12/10/2023 16:59









Rooms: 2 Property Type: Unit Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price June quarter 2023: \$690,000

# **Comparable Properties**



4/82 Grosvenor St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$480,000 Method: Private Sale Date: 29/05/2023 Property Type: Apartment



4/96 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$480,000 Method: Private Sale Date: 19/05/2023 Property Type: Apartment



14/162 Brighton Rd RIPPONLEA 3185 (REI/VG) Agent Comments



Price: \$460,000 Method: Sold Before Auction Date: 17/05/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9194 1200



property data

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