

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

3/38 Pine Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

to 31/03/2024

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	4/30a Ormond Rd ELWOOD 3184	\$1,305,000	08/04/2024
2	3/18a Broadway ELWOOD 3184	\$1,300,000	11/12/2023
3	6/59-61 Ormond Esp ELWOOD 3184	\$1,260,000	05/12/2023

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:

23/05/2024 10:09



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2024: \$680,000

Comparable Properties



4/30a Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,305,000

Method: Sold Before Auction

Date: 08/04/2024

Property Type: Unit



3/18a Broadway ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,300,000

Method: Sale

Date: 11/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



6/59-61 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Private Sale

Date: 05/12/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999