

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

4/129 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$1,385,000

Property Type

Townhouse

Suburb

Elwood

Period - From

27/06/2023

to

26/06/2024

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	G02/2 Kingsley St ELWOOD 3184	\$800,000	10/06/2024
2	5/135-137 Brighton Rd ELWOOD 3184	\$785,000	13/04/2024
3	4/35 Byron St ELWOOD 3184	\$775,000	30/05/2024

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:

27/06/2024 15:45



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$780,000

Median Townhouse Price

27/06/2023 - 26/06/2024: \$1,385,000

Comparable Properties



G02/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments

 2  2  1

Price: \$800,000

Method: Private Sale

Date: 10/06/2024

Property Type: Apartment



5/135-137 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  2

Price: \$785,000

Method: Sold Before Auction

Date: 13/04/2024

Property Type: Unit



4/35 Byron St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$775,000

Method: Private Sale

Date: 30/05/2024

Property Type: Apartment