

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

4/15 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$370,000 & \$405,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 30/06/2023 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	10/37 Nepean Hwy ELSTERNWICK 3185	\$382,500	02/10/2023
2	5/17 Herbert St ST KILDA 3182	\$380,000	09/09/2023
3	4/151 Hotham St BALACLAVA 3183	\$400,000	01/08/2023

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:

10/10/2023 09:34



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$370,000 - \$405,000
Median Unit Price
June quarter 2023: \$690,000

Comparable Properties



10/37 Nepean Hwy ELSTERNWICK 3185 (REI) Agent Comments



Price: \$382,500
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment



5/17 Herbert St ST KILDA 3182 (REI) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 09/09/2023
Property Type: Apartment



4/151 Hotham St BALACLAVA 3183 (REI) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 01/08/2023
Property Type: Apartment