## 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 4/15 Pine Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$370,000		&		\$405,000			
Median sale pı	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.

Ade	dress 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

### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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