

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

4/66 GLEN HUNTLY ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

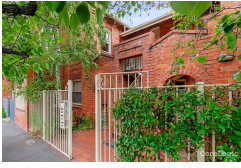
3/1 CYRIL STREET ELWOOD VIC 3184	\$565,000	02-Apr-24
1/17A MILTON STREET ELWOOD VIC 3184	\$550,000	19-Feb-24
12/36 BRIGHTON ROAD BALACLAVA VIC 3183	\$511,000	15-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 30 April 2024

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3/1 CYRIL STREET ELWOOD VIC 3184

1 1 -

Sold Price

^{RS} **\$565,000**

Sold Date **02-Apr-24**

Distance **0.8km**



1/17A MILTON STREET ELWOOD VIC 3184

1 1 -

Sold Price

\$550,000

Sold Date **19-Feb-24**

Distance **0.88km**



12/36 BRIGHTON ROAD BALACLAVA VIC 3183

1 1 -

Sold Price

^{RS} **\$511,000** ^{UN}

Sold Date **15-Mar-24**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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