

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

1/1A HARTPURY AVENUE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

103/27-31 HERBERT STREET ST KILDA VIC 3182	\$830,000	21-Nov-23
6/16 ST LEONARDS AVENUE ST KILDA VIC 3182	\$820,000	09-Nov-23

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: 25 January 2024

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103/27-31 HERBERT STREET ST
KILDA VIC 3182

2 2 1

Sold Price **\$830,000** Sold Date **21-Nov-23**

Distance **0.58km**



6/16 ST LEONARDS AVENUE ST
KILDA VIC 3182

2 2 1

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **09-Nov-23**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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