

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 5/1 Coleridge Street, Elwood Vic 3184

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 31/03/2024 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	2/98 Brighton Rd RIPPONLEA 3185	\$525,000	07/03/2024
2	12/36 Brighton Rd BALACLAVA 3183	\$511,000	16/03/2024
3	4/66 Glen Huntly Rd ELWOOD 3184	\$505,000	25/05/2024

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: 19/06/2024 14:49

5/1 Coleridge Street, Elwood Vic 3184

belle
PROPERTY

Charmayne Dulley
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Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending March 2024: \$680,000



1 1 1

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



2/98 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



12/36 Brighton Rd BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 -

Price: \$511,000

Method: Sold Before Auction

Date: 16/03/2024

Property Type: Apartment



4/66 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$505,000

Method: Sold Before Auction

Date: 25/05/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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