

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

5/11 Tiuna Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Elwood

Period - From 01/01/2023 to 31/12/2023 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 | 2/17 Tiuna Gr ELWOOD 3184 | \$640,000 | 12/10/2023 |
| 2 | 7/11 Tiuna Gr ELWOOD 3184 | \$625,000 | 17/11/2023 |
| 3 | 10/21-23 Tiuna Gr ELWOOD 3184 | \$620,000 | 21/10/2023 |

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: 12/03/2024 10:20



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2023: \$692,500

Comparable Properties



2/17 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2 1 1

Unrenovated

Price: \$640,000
Method: Private Sale
Date: 12/10/2023
Property Type: Unit



7/11 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2 1 1

Unrenovated

Price: \$625,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment



10/21-23 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2 1 2

Unrenovated

Price: \$620,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300