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 5/11 Tiuna Grove, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$600,000		&		\$650,000				
Median sale price									
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Elwood	
Period - From	01/01/2023	to	31/12/2023		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	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



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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) 2 1 1 1 Price: \$640,000 Method: Private Sale Date: 12/10/2023 Property Type: Unit	Agent Comments Unrenovated
7/11 Tiuna Gr ELWOOD 3184 (REI) 2 1 1 1 1 Price: \$625,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment	Agent Comments Unrenovated
10/21-23 Tiuna Gr ELWOOD 3184 (REI) 2 1 2 2 2 Price: \$620,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit	Agent Comments Unrenovated

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



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