

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

5/167 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2023

to

31 Jan 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

3/103 GROSVENOR STREET BALACLAVA VIC 3183	\$740,000	04-Nov-23
3/5 HERBERT STREET ST KILDA VIC 3182	\$720,000	08-Jan-24
2/136-138 BRIGHTON ROAD RIPPONLEA VIC 3185	\$695,000	09-Jan-24

OR

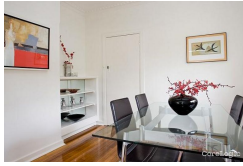
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 February 2024

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**3/103 GROSVENOR STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$740,000** Sold Date **04-Nov-23**Distance **1.08km**
**3/5 HERBERT STREET ST KILDA
VIC 3182**

2 1 1

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **08-Jan-24**Distance **1.79km**
**2/136-138 BRIGHTON ROAD
RIPPONLEA VIC 3185**

2 1 1

Sold Price ^{RS} **\$695,000** Sold Date **09-Jan-24**Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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