

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

6/19 Tiuna Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

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

Period - From 01/03/2023 to 29/02/2024 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	2/7a Coleridge St ELWOOD 3184	\$635,000	05/12/2023
2	7/11 Tiuna Gr ELWOOD 3184	\$625,000	17/11/2023
3	1/113 Addison St ELWOOD 3184	\$610,000	22/02/2024

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:

01/03/2024 09:48



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Property Type: Apartment
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

01/03/2023 - 29/02/2024: \$680,000

Comparable Properties



2/7a Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$635,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Unit



7/11 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



1/113 Addison St ELWOOD 3184 (REI)

Agent Comments

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Price: \$610,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment