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	7/100 Glen Huntly Road, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$380,000	&	\$410,000
-------------------------	---	-----------

Median sale price

Median price	\$680,000	Pro	perty Type	Jnit		Suburb	Elwood
Period - From	01/07/2023	to	30/09/2023	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	10/162 Brighton Rd RIPPONLEA 3185	\$410,000	20/09/2023
2	6/2 Dickens St ELWOOD 3184	\$390,000	31/10/2023
3	4/15 Pine Av ELWOOD 3184	\$385,000	04/11/2023

OR

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

This Statement of Information was prepared on:	29/11/2023 10:34







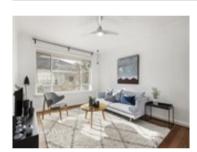


Rooms: 2

Property Type: Apartment Agent Comments

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price September quarter 2023: \$680,000

Comparable Properties



10/162 Brighton Rd RIPPONLEA 3185 (REI/VG) Agent Comments

💾 1 📛 1

Price: \$410,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: Apartment



6/2 Dickens St ELWOOD 3184 (REI)

2 1 **-** 1 **6**

Price: \$390,000 Method: Private Sale Date: 31/10/2023

Property Type: Apartment

Agent Comments



4/15 Pine Av ELWOOD 3184 (REI)

💻 1 📥 1 奋 .

Price: \$385,000 Method: Auction Sale Date: 04/11/2023

Property Type: Apartment

Agent Comments

Account - 11 North | P: 1300 353 836



