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	8/1 Hartpury Avenue 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	$440,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Elwood
Period-from	01 Aug 2020	to	31 Jul 2021	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
14/36 Brighton Road Balaclava VIC 3183	$487,000	01-Mar-21
4/39 Byron Street Elwood VIC 3184	$485,000	15-May-21
5/8 Pine Avenue Elwood VIC 3184	$455,000	04-May-21

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: 17 August 2021

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14/36 Brighton Road Balaclava VIC 3183

1 1 1

Sold Price **$487,000** Sold Date **01-Mar-21**

Distance **0.19km**



4/39 Byron Street Elwood VIC 3184

1 1 1

Sold Price **$485,000** Sold Date **15-May-21**

Distance **0.43km**



5/8 Pine Avenue Elwood VIC 3184

1 1 1

Sold Price **$455,000** Sold Date **04-May-21**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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