

## 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

3/8 GLEN HUNTLY ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 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

Address of comparable property	Price	Date of sale
5/1 COLERIDGE STREET ELWOOD VIC 3184	\$563,000	13-Jul-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.

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**5/1 COLERIDGE STREET ELWOOD  
VIC 3184**

Sold Price

**\$563,000**

Sold Date

**13-Jul-24**

 1  1  1

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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