

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

6/1 Hartpury Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 31/03/2025 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 | 3/26 Pine Av ELWOOD 3184 | \$395,000 | 04/06/2025 |
| 2 | 6/53a Tennyson St ELWOOD 3184 | \$385,000 | 21/05/2025 |
| 3 | 8/5 Woonsocket Ct ST KILDA 3182 | \$415,000 | 05/05/2025 |

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:

01/07/2025 14:42



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1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
Year ending March 2025: \$670,000

Comparable Properties



3/26 Pine Av ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



6/53a Tennyson St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment



8/5 Woonsocket Ct ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment
Land Size: 814 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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