

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

1/20 Pine Avenue, Elwood, VIC 3184

Indicative selling price

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

Range between

\$570,000

&

\$590,000

Median sale price

Median price

667,500

Property Type

Unit

Suburb

ELWOOD

Period - From

01/05/2024

to

31/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4/17 Broadway Elwood Vic 3184	\$571,500	2024-08-04
2 3/503 St Kilda Street Elwood Vic 3184	\$585,000	2024-06-01
3 1/8 Spray Street Elwood Vic 3184	\$577,000	2024-07-11

This Statement of Information was prepared on:

01/11/2024