

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 5/16 Joyce Street, Elwood Vic 3184

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

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

Period - From 04/10/2020 to 03/10/2021 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	2/145 Glen Huntly Rd ELWOOD 3184	\$600,000	17/06/2021
2	2/50 Ormond Rd ELWOOD 3184	\$560,000	15/05/2021
3	8/128 Glen Huntly Rd ELWOOD 3184	\$550,000	15/09/2021

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: 04/10/2021 15:11

Tas Bartels
9832 1123
0448 121 929
tas.bartels@marshallwhite.com.au



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median Unit Price
04/10/2020 - 03/10/2021: \$670,000

Comparable Properties



2/145 Glen Huntly Rd ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000
Method: Private Sale
Date: 17/06/2021
Property Type: Apartment



2/50 Ormond Rd ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 -

Price: \$560,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Apartment



8/128 Glen Huntly Rd ELWOOD 3184 (REI) **Agent Comments**

2 1 -

Price: \$550,000
Method: Private Sale
Date: 15/09/2021
Property Type: Apartment