

Chris Lenihan 9596 1111 0439 482 992 clenihan@hodges.com.au

### 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	2 & 3/146 Glen Huntly Road, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$715,500	Hou	Ise	Unit	Х	Suburb	Elwood
Period - From	01/10/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	431 St Kilda St ELWOOD 3184	\$2,100,000	18/11/2017
2	5/34 Pine Av ELWOOD 3184	\$1,800,000	06/12/2017
3	15 glen huntly Rd ELWOOD 3184	\$1,600,000	16/12/2017

#### 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.

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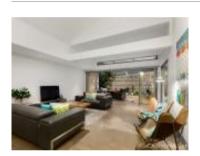
**Indicative Selling Price** \$1,750,000 **Median Unit Price** December quarter 2017: \$715,500





**Agent Comments** 

## Comparable Properties



431 St Kilda St ELWOOD 3184 (REI)

Price: \$2,100,000 Method: Auction Sale Date: 18/11/2017 Rooms: 4

Property Type: House (Res)

Land Size: 375 sqm approx

5/34 Pine Av ELWOOD 3184 (REI)

**1** 3

Price: \$1,800,000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

Agent Comments



15 glen huntly Rd ELWOOD 3184 (REI)

Price: \$1,600,000 Method: Auction Sale

Rooms: -

Date: 16/12/2017

Property Type: Apartment

**Agent Comments** 

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