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	4/31 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,480,000 Property Type Townhouse Suburb Elwood

Period - From 12/08/2023 to 11/08/2024 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	64a Marine Pde ELWOOD 3184	$1,480,000	06/06/2024
2	105/241 Glen Huntly Rd ELSTERNWICK 3185	$1,470,000	16/05/2024
3	25c Thackeray St ELWOOD 3184	$1,500,000	06/04/2024

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: 12/08/2024 11:31

4/31 Pine Avenue, Elwood Vic 3184



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,500,000
Median Townhouse Price
12/08/2023 - 11/08/2024: $1,480,000

Comparable Properties



64a Marine Pde ELWOOD 3184 (REI)

3 2 1

Price: $1,480,000
Method: Private Sale
Date: 06/06/2024
Property Type: Townhouse (Res)

Agent Comments



105/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

3 3 2

Price: $1,470,000
Method: Private Sale
Date: 16/05/2024
Property Type: Apartment

Agent Comments



25c Thackeray St ELWOOD 3184 (REI/VG)

3 2 1

Price: $1,500,000
Method: Private Sale
Date: 06/04/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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