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<br>Including suburb and postcode | 4/29 Pine Avenue, Elwood Vic 3184 |

## Indicative selling price

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

Range between $680,000 & $720,000

## Median sale price

Median price $690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 30/06/2023 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 | 1/31 St Georges Rd ELSTERNWICK 3185 | $710,000 | 29/04/2023 |
| 2 | 5/73 Marine Pde ELWOOD 3184 | $700,000 | 22/04/2023 |
| 3 | 101/122 Ormond Rd ELWOOD 3184 | $680,000 | 25/08/2023 |

**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: 30/09/2023 07:03

# 4/29 Pine Avenue, Elwood Vic 3184



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$680,000 - $720,000
**Median Unit Price**
June quarter 2023: $690,000

## Comparable Properties



**1/31 St Georges Rd ELSTERNWICK 3185 (REI/VG)**

2 1 1

**Price:** $710,000
**Method:** Auction Sale
**Date:** 29/04/2023
**Property Type:** Apartment

Agent Comments



**5/73 Marine Pde ELWOOD 3184 (REI/VG)**

2 1 1

**Price:** $700,000
**Method:** Auction Sale
**Date:** 22/04/2023
**Property Type:** Unit

Agent Comments



**101/122 Ormond Rd ELWOOD 3184 (REI)**

2 1 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 25/08/2023
**Property Type:** Apartment

Agent Comments

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

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