

# 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

16/24 Milton Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$545,000

### Median sale price

Median price

\$702,250

Property Type

Unit

Suburb

Elwood

Period - From

23/06/2019

to

22/06/2020

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	203/138-140 Ormond Rd ELWOOD 3184	\$565,000	15/04/2020
2	204/12-14 Dickens St ELWOOD 3184	\$525,000	29/04/2020
3	7/360 Carlisle St BALACLAVA 3183	\$500,000	03/04/2020

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:

23/06/2020 14:20



1  
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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$545,000

**Median Unit Price**

23/06/2019 - 22/06/2020: \$702,250

## Comparable Properties



203/138-140 Ormond Rd ELWOOD 3184 (REI) **Agent Comments**

1  
 1  
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**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 15/04/2020  
**Rooms:** 2  
**Property Type:** Apartment



204/12-14 Dickens St ELWOOD 3184 (REI) **Agent Comments**

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**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 29/04/2020  
**Property Type:** Apartment



7/360 Carlisle St BALACLAVA 3183 (REI/VG) **Agent Comments**

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**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 03/04/2020  
**Property Type:** Apartment