

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	16/17A Milton Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$525,000

Median sale price

Median price	\$669,000	Hou	se	Unit	Х	Subur	b Elwood
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

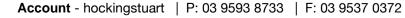
Comparable property sales (*Delete A or B below as applicable)

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	13/17 Byrne Av ELWOOD 3184	\$512,000	10/02/2018
2	2/48 Tennyson St ELWOOD 3182	\$511,000	17/03/2018
3	7/25 Clarke St ELWOOD 3184	\$507,500	24/02/2018

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.







Generated: 21/06/2018 12:42

hockingstuart





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$525,000 **Median Unit Price** Year ending March 2018: \$669,000

Comparable Properties



13/17 Byrne Av ELWOOD 3184 (REI/VG)

Price: \$512,000

Method: Sold Before Auction

Date: 10/02/2018

Rooms: -

Property Type: Apartment Land Size: 13 sqm approx Agent Comments



2/48 Tennyson St ELWOOD 3182 (REI)

Price: \$511,000 Method: Auction Sale Date: 17/03/2018

Rooms: 2

Property Type: Apartment

Agent Comments



7/25 Clarke St ELWOOD 3184 (REI)

Price: \$507,500 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





Generated: 21/06/2018 12:42