

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

10/43 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2021

to

30/06/2022

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	3/319 Inkerman St BALACLAVA 3183	\$630,000	19/06/2022
2	6/503 St Kilda St ELWOOD 3184	\$621,000	28/05/2022
3	2/19 Avoca Av ELWOOD 3184	\$610,000	29/03/2022

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:

31/08/2022 10:17



2
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending June 2022: \$725,000

Comparable Properties



3/319 Inkerman St BALACLAVA 3183 (REI/VG)

Agent Comments

2
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Similar style building, only 1.38 km from the home, unrenovated.

Price: \$630,000

Method: Auction Sale

Date: 19/06/2022

Property Type: Apartment

Land Size: 868 sqm approx



6/503 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2
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 1

In the same suburb, similar style building, Older style kitchen like the apartment we have for sale. Only 1.15km away.

Price: \$621,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit



2/19 Avoca Av ELWOOD 3184 (REI/VG)

Agent Comments

2
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 1

Only 200m away, similar style building, in the same suburb with a similar older kitchen.

Price: \$610,000

Method: Private Sale

Date: 29/03/2022

Property Type: Apartment