

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

5/57 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Elwood

Period - From

30/05/2021

to

29/05/2022

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	8/48 Spray St ELWOOD 3184	\$710,000	23/04/2022
2	4/5 Alfriston St ELWOOD 3184	\$707,500	30/04/2022
3	32/1 The Esplanade ST KILDA 3182	\$700,000	20/05/2022

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:

30/05/2022 16:58



2
 1
 1

Rooms: 3
Property Type: Apartment
Land Size: 81 sqm approx
Agent Comments

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Indicative Selling Price
 \$695,000

Median Unit Price
 30/05/2021 - 29/05/2022: \$735,000

Comparable Properties



8/48 Spray St ELWOOD 3184 (REI)

Agent Comments

2
 1
 2

Price: \$710,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Apartment



4/5 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 -

Price: \$707,500
Method: Auction Sale
Date: 30/04/2022
Property Type: Apartment



32/1 The Esplanade ST KILDA 3182 (REI)

Agent Comments

2
 2
 1

Price: \$700,000
Method: Sold Before Auction
Date: 20/05/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336