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	11/15 MILTON STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$711,000	Property type	Unit	Suburb	Elwood
Period-from	01 Oct 2021	to	30 Sep 2022	Source	Corelogic

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 6 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
10/43 MILTON STREET ELWOOD VIC 3184	$640,000	08-Oct-22
1/8 AVOCA AVENUE ELWOOD VIC 3184	$620,000	27-Jun-22
7/52 SCOTT STREET ELWOOD VIC 3184	$645,000	05-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 24 October 2022

McGrath

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10/43 MILTON STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$640,000** Sold Date **08-Oct-22**

Distance **0.27km**

1/8 AVOCA AVENUE ELWOOD VIC 3184

2 1 2

Sold Price RS **$620,000** Sold Date **27-Jun-22**

Distance **0.35km**

7/52 SCOTT STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$645,000** Sold Date **05-Oct-22**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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