

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

17/17a Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$670,500

Property Type Unit

Suburb Elwood

Period - From 28/04/2020

to

27/04/2021

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	9/7-9 Park St ST KILDA WEST 3182	\$535,000	30/03/2021
2	8/37 Foam St ELWOOD 3184	\$505,000	31/03/2021
3	101/12-14 Dickens St ELWOOD 3184	\$500,000	20/03/2021

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:

28/04/2021 15:04



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
28/04/2020 - 27/04/2021: \$670,500

Comparable Properties



9/7-9 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 30/03/2021
Property Type: Apartment



8/37 Foam St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 31/03/2021
Property Type: Apartment



101/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$500,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment