

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

2/138 Mitford 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2020

to

30 Jun 2021

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

31B Byron Street Elwood VIC 3184	\$1,010,000	26-Mar-21
5/67 Shelley Street Elwood VIC 3184	\$960,000	31-Mar-21
6/36 Riddell Parade Elsternwick VIC 3185	\$1,041,000	16-May-21

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.~~

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31B Byron Street Elwood VIC 3184

Sold Price

\$1,010,000

Sold Date

26-Mar-21

 2  2  1

Distance

0.4km



5/67 Shelley Street Elwood VIC 3184

Sold Price

\$960,000

Sold Date

31-Mar-21

 2  1  1

Distance

0.76km



6/36 Riddell Parade Elsternwick VIC 3185

Sold Price

^{RS} **\$1,041,000**

Sold Date

16-May-21

 2  1  1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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