

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

65 Milton Street, Elwood Vic 3184

Indicative selling price

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

Single price \$3,900,000

Median sale price

Median price \$2,225,000

Property Type House

Suburb Elwood

Period - From 07/03/2021

to 06/03/2022

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	29 Vautier St ELWOOD 3184	\$4,050,000	09/10/2021
2	62 Goldsmith St ELWOOD 3184	\$3,820,000	30/11/2021
3	12 Heaton Av ELWOOD 3184	\$3,750,000	10/11/2021

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:

07/03/2022 09:23



 4  2  2

Property Type: House (Res)

Land Size: 485 sqm approx

Agent Comments

Indicative Selling Price

\$3,900,000

Median House Price

07/03/2021 - 06/03/2022: \$2,225,000

Comparable Properties



29 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

 5  3  2

Price: \$4,050,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 517 sqm approx



62 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

 5  2  2

Price: \$3,820,000

Method: Private Sale

Date: 30/11/2021

Property Type: House



12 Heaton Av ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$3,750,000

Method: Sold Before Auction

Date: 10/11/2021

Property Type: House (Res)

Land Size: 711 sqm approx