Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sa | e |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Address | 6/17a Milton Street, Elwood Vic 3184 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$695,000 | Pro | perty Type Ur | nit | | Suburb | Elwood |
|---------------|------------|-----|---------------|-----|--------|--------|--------|
| Period - From | 01/04/2019 | to | 31/03/2020 | | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--------------------------------|-----------|--------------|
| 1 | 3/76 Mitford St ELWOOD 3184 | \$450,000 | 09/04/2020 |
| 2 | 11/24a Tennyson St ELWOOD 3184 | \$435,000 | 13/02/2020 |
| 3 | 4/93 Mitford St ELWOOD 3184 | \$433,000 | 02/04/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 16/07/2020 14:53 |
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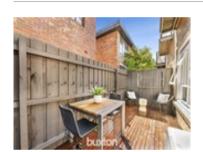




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** Year ending March 2020: \$695,000

Comparable Properties



3/76 Mitford St ELWOOD 3184 (REI)

Price: \$450,000 Method: Private Sale Date: 09/04/2020

Property Type: Apartment

Agent Comments



11/24a Tennyson St ELWOOD 3184 (REI)



Price: \$435.000

Method: Sold Before Auction

Date: 13/02/2020

Property Type: Apartment

Agent Comments



4/93 Mitford St ELWOOD 3184 (REI)



Price: \$433,000 Method: Private Sale Date: 02/04/2020

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



