Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Prop	ertv	offered	for	sale
1 1 O P	CILY	Ullelea	101	Jaic

Address	9/14 Milton Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$680,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	28/06/2023	to	27/06/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	3/26 Tennyson St ELWOOD 3184	\$789,000	04/05/2024
2	7/15 Dickens St ELWOOD 3184	\$775,000	12/05/2024
3			

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:	28/06/2024 12:41



Date of sale





Property Type: Apartment Agent Comments

Chisholm&Gamon

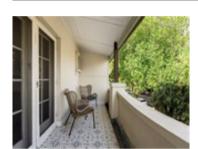
Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** 28/06/2023 - 27/06/2024: \$680,000

Agent Comments

Agent Comments

Comparable Properties



3/26 Tennyson St ELWOOD 3184 (REI/VG)

Price: \$789,000 Method: Auction Sale Date: 04/05/2024

Property Type: Apartment



7/15 Dickens St ELWOOD 3184 (REI/VG)





Price: \$775,000

Method: Sold After Auction

Date: 12/05/2024

Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



