

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

18/38 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,750

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2021

to

31 Jan 2022

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

8/11A Milton Street Elwood VIC 3184	\$485,000	27-Nov-21
6/13 Beach Avenue Elwood VIC 3184	\$490,000	13-Nov-21
304/5 Alma Road St Kilda VIC 3182	\$500,000	28-Sep-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.~~

This Statement of Information was prepared on: 25 February 2022

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8/11A Milton Street Elwood VIC 3184

 1  1  1

Sold Price

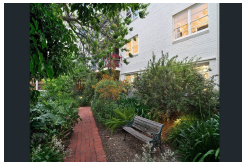
\$485,000

Sold Date

27-Nov-21

Distance

0.42km



6/13 Beach Avenue Elwood VIC 3184

 1  1  1

Sold Price

\$490,000

Sold Date

13-Nov-21

Distance

1.23km



304/5 Alma Road St Kilda VIC 3182

 1  1  1

Sold Price

\$500,000

Sold Date

28-Sep-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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