

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

2/22 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$668,500

Property Type Unit

Suburb Elwood

Period - From 03/05/2020

to

02/05/2021

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	5/507 St Kilda St ELWOOD 3184	\$665,000	31/03/2021
2	8/27 Ormond Rd ELWOOD 3184	\$686,500	19/04/2021
3	4/3 Tennyson St ELWOOD 3184	\$720,000	25/01/2021

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:

03/05/2021 15:52

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

03/05/2020 - 02/05/2021: \$668,500



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 1773.561 sqm approx

Agent Comments

Comparable Properties



5/507 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Sold Before Auction

Date: 31/03/2021

Property Type: Apartment



8/27 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$686,500

Method: Private Sale

Date: 19/04/2021

Property Type: Apartment



4/3 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000

Method: Private Sale

Date: 25/01/2021

Property Type: Apartment