Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/22 Milton Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$660,000		&		\$720,000				
Median sale price									
Median price	\$668,500	Pro	operty Type	Unit			Suburb	Elwood	
Period - From	03/05/2020	to	02/05/2021		So	urce	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.

Add	dress 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









Rooms: 3 Property Type: Apartment Land Size: 1773.561 sqm approx Agent Comments Peter Perrignon 03 9421 7100 0418 566 846 peter.perrignon@belleproperty.com

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price 03/05/2020 - 02/05/2021: \$668,500

Comparable Properties

5/507 St Kilda St ELWOOD 3184 (REI/VG) 2 1 1 1 1 Price: \$665,000 Method: Sold Before Auction Date: 31/03/2021 Property Type: Apartment	Agent Comments
8/27 Ormond Rd ELWOOD 3184 (REI) 2 1 1 1 1 Price: \$686,500 Method: Private Sale Date: 19/04/2021 Property Type: Apartment	Agent Comments
4/3 Tennyson St ELWOOD 3184 (REI/VG) 2 1 1 1 1 Price: \$720,000 Method: Private Sale Date: 25/01/2021 Property Type: Apartment	Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.