

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

4/17a Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$642,400

Property Type Unit

Suburb Elwood

Period - From 16/09/2018

to

15/09/2019

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	4/13 Cardigan St ST KILDA EAST 3183	\$490,000	31/08/2019
2	1/69 Tennyson St ELWOOD 3184	\$487,500	01/08/2019
3	5/15 Pine Av ELWOOD 3184	\$450,500	22/07/2019

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:

16/09/2019 11:33



1 1 0

Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
16/09/2018 - 15/09/2019: \$642,400

Comparable Properties



4/13 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 31/08/2019
Property Type: Apartment



1/69 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$487,500
Method: Private Sale
Date: 01/08/2019
Rooms: 3
Property Type: Apartment



5/15 Pine Av ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$450,500
Method: Private Sale
Date: 22/07/2019
Rooms: 2
Property Type: Apartment