

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

17/9-11 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 09/06/2020 to 08/06/2021 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	13/9 Milton St ELWOOD 3184	\$1,235,000	28/05/2021
2	6/1a Hartpurv Av ELWOOD 3184	\$1,000,000	18/03/2021
3	4/24 Tennyson St ELWOOD 3184	\$1,015,000	13/03/2021

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:

09/06/2021 18:09



2
 2
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median Unit Price
 09/06/2020 - 08/06/2021: \$670,000

Comparable Properties



13/9 Milton St ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$1,235,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Apartment



6/1a Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 18/03/2021
Property Type: Apartment



4/24 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,015,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Apartment