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 2/43 Milton Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	w.au	/underquot	ting		
Single price	e \$675,000							
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit	t		Suburb	Elwood
Period - From	01/04/2023	to	31/03/2024		So	ource	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	11/14 Broadway ELWOOD 3184	\$692,500	05/04/2024
2	7/36 Byron St ELWOOD 3184	\$671,000	05/04/2024
3	10/10 Vautier St ELWOOD 3184	\$670,000	15/04/2024

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:

22/04/2024 09:25



Comparable Properties



Property Type: Apartment Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$675,000 Median Unit Price Year ending March 2024: \$680,000

Crisholms Gamon

11/14 Broadway ELWOOD 3184 (REI)



Price: \$692,500 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

7/36 Byron St ELWOOD 3184 (REI)



Price: \$671,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

10/10 Vautier St ELWOOD 3184 (REI)



Price: \$670,000 Method: Private Sale Date: 15/04/2024 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



propertydata comai

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