

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

16/22 Milton Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$769,950

Median sale price

Median price

\$645,000

House

Unit

X

Suburb

Elwood

Period - From

01/04/2018

to

31/03/2019

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	1/86a Marine Pde ELWOOD 3184	\$790,000	18/12/2018
2	1/24 Tennyson St ELWOOD 3184	\$765,000	10/04/2019
3	109/60-62 Broadway ELWOOD 3184	\$760,000	20/12/2018

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$769,950

Median Unit Price
 Year ending March 2019: \$645,000

Comparable Properties



1/86a Marine Pde ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$790,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: Apartment



1/24 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3
 2
 1

Price: \$765,000
Method: Sold Before Auction
Date: 10/04/2019
Rooms: 5
Property Type: Apartment



109/60-62 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2
 2
 1

Price: \$760,000
Method: Private Sale
Date: 20/12/2018
Rooms: 4
Property Type: Apartment