

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/48 Milton St, Elwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$500,000 & \$530,000

Median sale price

Median price \$715,000 Property type Apartment Suburb Elwood
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
5/9 Joyce St, Elwood Vic 3184	\$523,000	30/11/2023
20/10 Mitford St, St Kilda Vic 3182	\$510,000	06/02/2024
1/16 Daley St, Elwood Vic 3184	\$500,000	11/12/2023

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: 21/03/2024