

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

12/16-20 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$910,000 & \$940,000

Median sale price

Median price \$1,480,000 Property Type Townhouse Suburb Elwood

Period - From 02/12/2023 to 01/12/2024 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	9 Young St ST KILDA EAST 3183	\$950,000	05/10/2024
2	9/43 Acland St ST KILDA 3182	\$1,000,000	13/08/2024
3			

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:

02/12/2024 15:53



Property Type: Townhouse

Comparable Properties



9 Young St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Townhouse (Res)

Land Size: 88 sqm approx



9/43 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 13/08/2024

Property Type: Townhouse (Single)

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.