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 betweer	n \$910,000		&		\$940,000				
Median sale price									
Median price	\$1,480,000	Pro	operty Type	Том	/nhouse		Suburb	Elwood	
Period - From	02/12/2023	to	01/12/2024		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 sixmonths 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





Trent Collie





Property Type: Townhouse

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au Indicative Selling Price

\$910,000 - \$940,000 Median Townhouse Price 02/12/2023 - 01/12/2024: \$1,480,000

Comparable Properties

9 Young St ST KILDA EAST 3183 (REI/VG) 2 1 1 1 Price: \$950,000 Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res) Land Size: 88 sqm approx	Agent Comments
9/43 Acland St ST KILDA 3182 (REI/VG) 3 1 1 1 Price: \$1,000,000 Method: Private Sale Date: 13/08/2024 Property Type: Townhouse (Single)	Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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