

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

7/3 MILTON STREET ELWOOD VIC 3184

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

8/14 MILTON STREET ELWOOD VIC 3184	\$750,000	06-Sep-24
3/24 KENDALL STREET ELWOOD VIC 3184	\$740,000	16-Aug-24
9/15 MILTON STREET ELWOOD VIC 3184	\$680,000	15-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 19 September 2024



8/14 MILTON STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **06-Sep-24**

 2  1  1

Distance **0.1km**



3/24 KENDALL STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **16-Aug-24**

 2  1  1

Distance **0.74km**



9/15 MILTON STREET ELWOOD VIC 3184 Sold Price **\$680,000** Sold Date **15-Jun-24**

 2  1  1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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