

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

140 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,725,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Elwood

Period - From 12/04/2023

to 11/04/2024

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	26a Kendall St ELWOOD 3184	\$1,705,000	25/11/2023
2	4/35 John St ELWOOD 3184	\$1,686,000	02/12/2023
3	2/173 Ormond Rd ELWOOD 3184	\$1,620,000	04/01/2024

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:

12/04/2024 16:09