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

18/19 Milton Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$670,000		&		\$710,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	07/05/2023	to	06/05/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/43 Milton St ELWOOD 3184	\$720,000	27/04/2024
2	4/21-23 Tiuna Gr ELWOOD 3184	\$710,000	27/04/2024
3	19/5 Dickens St ELWOOD 3184	\$702,500	23/04/2024

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:

07/05/2024 14:13





Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$670,000 - \$710,000 Median Unit Price 07/05/2023 - 06/05/2024: \$680,000

Comparable Properties

8/43 Milton St ELWOOD 3184 (REI)



Price: \$720,000 Method: Sold Before Auction Date: 27/04/2024

Property Type: Apartment

Agent Comments

Agent Comments

4/21-23 Tiuna Gr ELWOOD 3184 (REI)

2 2



Price: \$710,000 Method: Auction Sale Date: 27/04/2024 Property Type: Apartment

19/5 Dickens St ELWOOD 3184 (REI)



Price: \$702,500 Method: Private Sale Date: 23/04/2024 Property Type: Apartment Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



propertydata

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