# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/3 Milton Street, Elwood Vic 3184

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$890,000		&		\$930,000				
Median sale price									
Median price	\$2,205,000	Pro	operty Type	Hou	se		Suburb	Elwood	
Period - From	27/10/2022	to	26/10/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	14/83-89 Brighton Rd ELWOOD 3184	\$940,000	09/09/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

27/10/2023 09:29



## Chisholm&Gamon

Sam Gamon 03 9531 1245





Rooms: 4 Property Type: Apartment Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

\$890,000 - \$930,000 **Median House Price** 27/10/2022 - 26/10/2023: \$2,205,000

Agent Comments

# **Comparable Properties**



14/83-89 Brighton Rd ELWOOD 3184 (REI)



Price: \$940,000 Method: Auction Sale Date: 09/09/2023 Property Type: Apartment

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

propertydata



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