# 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 36 Milton Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,205,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	28/05/2023	to	27/05/2024		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 sixmonths 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	63 Spray St ELWOOD 3184	\$1,600,000	24/02/2024
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:

28/05/2024 15:08



## Chisholm&Gamon

Sam Gamon 03 9531 1245





**Property Type:** House **Land Size:** 362 sqm approx Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

\$1,600,000 - \$1,700,000 **Median House Price** 28/05/2023 - 27/05/2024: \$2,205,000

# **Comparable Properties**



63 Spray St ELWOOD 3184 (REI/VG)



Price: \$1,600,000 Method: Sold Before Auction Date: 24/02/2024 Property Type: House Land Size: 248 sqm approx 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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

propertydata



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