

# 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

4/19 Milton Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 31/03/2024 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	6/41 Shelley St ELWOOD 3184	\$810,000	01/04/2024
2	3/26 Tennyson St ELWOOD 3184	\$789,000	04/05/2024
3	7/15 Dickens St ELWOOD 3184	\$775,000	12/05/2024

**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:

30/05/2024 10:45

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending March 2024: \$680,000



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/41 Shelley St ELWOOD 3184 (REI/VG)**

Agent Comments

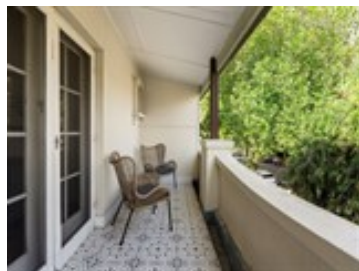
2   1   1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** Apartment



**3/26 Tennyson St ELWOOD 3184 (REI)**

Agent Comments

2   1   1

**Price:** \$789,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Apartment



**7/15 Dickens St ELWOOD 3184 (REI)**

Agent Comments

2   1   1

**Price:** \$775,000

**Method:** Sold After Auction

**Date:** 12/05/2024

**Property Type:** Apartment