

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

4/120 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,455,000 Property Type House Suburb Elwood

Period - From 01/10/2022 to 31/12/2022 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	1E Riddell Pde ELSTERNWICK 3185	\$1,800,000	16/01/2023
2	36 Vale St ST KILDA 3182	\$1,800,000	05/11/2022
3	1 Ebden St BRIGHTON 3186	\$1,785,000	19/10/2022

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: 28/02/2023 13:07



 3
  2
  2

Property Type: Townhouse (Res)

Land Size: 128 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2022: \$2,455,000

Comparable Properties



1E Riddell Pde ELSTERNWICK 3185 (REI/VG) Agent Comments

 3
  2
  2

Price: \$1,800,000

Method: Sold Before Auction

Date: 16/01/2023

Property Type: House (Res)



36 Vale St ST KILDA 3182 (REI/VG) Agent Comments

 4
  2
  4

Price: \$1,800,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 386 sqm approx



1 Ebdon St BRIGHTON 3186 (REI/VG) Agent Comments

 3
  2
  1

Price: \$1,785,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: House (Res)

Land Size: 397 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336