

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

13/9 Milton Street, Elwood, VIC 3184

Indicative selling price

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

Range between

\$1,175,000

&

\$1,280,000

Median sale price

Median price

685,000

Property Type

Unit

Suburb

Elwood

Period - From

25/05/2024

to

24/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1/ 15 Wimbledon Av, Elwood Vic	\$1,265,000	28/08/2024
2 4/ 1 Goldsmith St, Elwood Vic	\$1,285,000	01/08/2024
3 16/ 9 Milton St, Elwood Vic	\$1,475,000	15/07/2024

This Statement of Information was prepared on:

25/11/2024