Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	36 Milton Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000	Range between	\$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$2,187,500	Pro	perty Type H	ouse]	Suburb	Elwood
Period - From	14/06/2023	to	13/06/2024	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	48 Broadway ELWOOD 3184	\$1,750,000	16/03/2024
2	449 St Kilda St ELWOOD 3184	\$1,700,000	01/04/2024
3	2 Knight St ELWOOD 3184	\$1,650,000	20/01/2024

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:	14/06/2024 12:24











Property Type: House Land Size: 362 sqm approx

Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** 14/06/2023 - 13/06/2024: \$2,187,500

Comparable Properties



48 Broadway ELWOOD 3184 (REI)







Price: \$1,750,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res)

Agent Comments



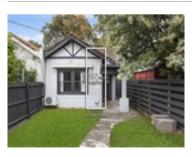
449 St Kilda St ELWOOD 3184 (REI/VG)

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Price: \$1,700,000 Method: Private Sale Date: 01/04/2024 Property Type: House Land Size: 330 sqm approx **Agent Comments**



2 Knight St ELWOOD 3184 (VG)

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Method: Sale







Price: \$1,650,000

Date: 20/01/2024 Property Type: House - Attached House N.E.C.

Land Size: 389 sqm approx

Agent Comments

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



