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 50A Milton Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale price										
Median price	\$1,367,500	Pro	operty Type	Том	nhouse		Suburb	Elwood		
Period - From	22/02/2022	to	21/02/2023	5	Sc	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.

Add	dress of comparable property	Price	Date of sale
1	5/315 Barkly St ELWOOD 3184	\$1,455,000	23/01/2023
2	19 Mason Av ELWOOD 3184	\$1,345,000	03/12/2022
3	5/10 Wilton Gr ELWOOD 3184	\$1,310,000	24/12/2022

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.

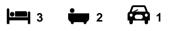
This Statement of Information was prepared on:

22/02/2023 15:49



Thomson:





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 22/02/2022 - 21/02/2023: \$1,367,500

Comparable Properties



5/315 Barkly St ELWOOD 3184 (REI)



Price: \$1,455,000 Method: Private Sale Date: 23/01/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments



19 Mason Av ELWOOD 3184 (REI/VG)



Price: \$1,345,000 Method: Expression of Interest Date: 03/12/2022 Property Type: House Land Size: 186 sqm approx

5/10 Wilton Gr ELWOOD 3184 (REI)



Agent Comments

Price: \$1,310,000 Method: Private Sale Date: 24/12/2022 Property Type: Townhouse (Single)

Account - Thomson | P: 03 95098244 | F: 95009693





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