

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

50A Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,367,500

Property Type Townhouse

Suburb Elwood

Period - From 22/02/2022

to

21/02/2023

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	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



3
 2
 1

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)

Agent Comments

3
 2
 2

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



19 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 -

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

3
 2
 1

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

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