

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

7/9-11 MILTON STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

16/27 DICKENS STREET ELWOOD VIC 3184	\$1,030,000	30-Dec-23
4/7 BYRNE AVENUE ELWOOD VIC 3184	\$991,000	27-Feb-24
1/4 PRINCES STREET ST KILDA VIC 3182	\$1,025,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 04 April 2024

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16/27 DICKENS STREET ELWOOD VIC 3184

Sold Price

\$1,030,000

Sold Date **30-Dec-23**

3 1 1

Distance **0.4km**



4/7 BYRNE AVENUE ELWOOD VIC 3184

Sold Price

^{RS} **\$991,000**

Sold Date **27-Feb-24**

2 1 1

Distance **1.19km**



1/4 PRINCES STREET ST KILDA VIC 3182

Sold Price

\$1,025,000

Sold Date **28-Oct-23**

2 1 1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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