Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 3/93 Mitford Street, Elwood Vic 3184 |

## Indicative selling price

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

Range between $500,000 & $530,000

## Median sale price

Median price $673,500 Property Type Unit Suburb Elwood

Period - From 01/04/2020 to 31/03/2021 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

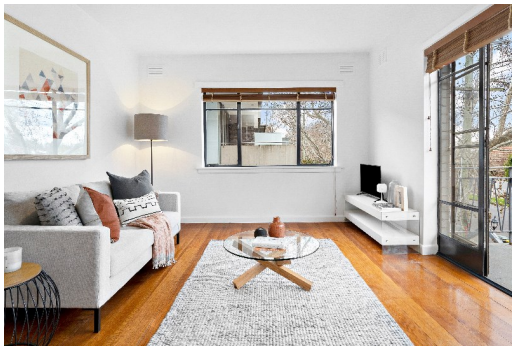
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 7/5 Dickens St ELWOOD 3184 | $511,000 | 09/07/2021 |
| 2 | 3/76 Mitford St ELWOOD 3184 | $517,000 | 25/03/2021 |
| 3 | 14/17a Milton St ELWOOD 3184 | $510,000 | 26/10/2020 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14/07/2021 16:08

# 3/93 Mitford Street, Elwood Vic 3184



1 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$500,000 - $530,000
**Median Unit Price**
Year ending March 2021: $673,500

## Comparable Properties



### 7/5 Dickens St ELWOOD 3184 (REI)

1 1 1

**Price:** $511,000
**Method:** Private Sale
**Date:** 09/07/2021
**Property Type:** Apartment

Agent Comments



### 3/76 Mitford St ELWOOD 3184 (VG)

1 - -

**Price:** $517,000
**Method:** Sale
**Date:** 25/03/2021
**Property Type:** Subdivided Flat - Single OYO Flat

Agent Comments



### 14/17a Milton St ELWOOD 3184 (REI/VG)

1 1 1

**Price:** $510,000
**Method:** Sold Before Auction
**Date:** 26/10/2020
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.