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	7/3 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Elwood
Period-from	01 Sep 2023	to	31 Aug 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
8/14 MILTON STREET ELWOOD VIC 3184	$750,000	06-Sep-24
3/24 KENDALL STREET ELWOOD VIC 3184	$740,000	16-Aug-24
9/15 MILTON STREET ELWOOD VIC 3184	$680,000	15-Jun-24

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: 19 September 2024

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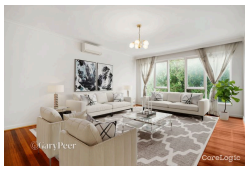


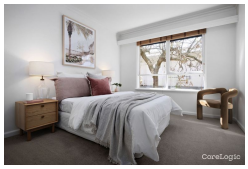
8/14 MILTON STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$750,000** UN

Sold Date **06-Sep-24**

Distance **0.1km**



3/24 KENDALL STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$740,000** UN

Sold Date **16-Aug-24**

Distance **0.74km**



9/15 MILTON STREET ELWOOD VIC 3184

2 1 1

Sold Price **$680,000**

Sold Date **15-Jun-24**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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