

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

10/9-11 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Elwood

Period - From 01/01/2022 to 31/12/2022 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	2/81 Barkly St ST KILDA 3182	\$608,000	22/11/2022
2	3/32 Mitford St ELWOOD 3184	\$595,600	02/02/2023
3	6/149 Fitzroy St ST KILDA 3182	\$595,000	14/10/2022

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:

21/02/2023 11:41



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Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$590,000 - \$630,000
Median Unit Price
 Year ending December 2022: \$665,000

Comparable Properties



2/81 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

 1
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Price: \$608,000
Method: Private Sale
Date: 22/11/2022
Property Type: Apartment



3/32 Mitford St ELWOOD 3184 (REI)

Agent Comments

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Price: \$595,600
Method: Sold Before Auction
Date: 02/02/2023
Property Type: Unit



6/149 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 14/10/2022
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999