

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

8/15 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

\$735,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2023

to

31 May 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

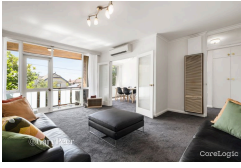
5/7 TENNYSON STREET ELWOOD VIC 3184	\$750,000	25-Mar-24
7/15 DICKENS STREET ELWOOD VIC 3184	\$775,000	12-May-24
7/95 ADDISON STREET ELWOOD VIC 3184	\$742,500	22-Jan-24

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: 24 June 2024

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**5/7 TENNYSON STREET ELWOOD
 VIC 3184**

Sold Price **\$750,000** Sold Date **25-Mar-24**

2 1 1

Distance **0.21km**



**7/15 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price **\$775,000** Sold Date **12-May-24**

2 1 1

Distance **0.36km**



**7/95 ADDISON STREET ELWOOD
 VIC 3184**

Sold Price **\$742,500** Sold Date **22-Jan-24**

2 1 1

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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