

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 14/9-11 Milton Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,065,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Elwood

Period - From

01/01/2018

to

31/03/2018

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	8/2a Tiuna Gr ELWOOD 3184	\$1,050,000	04/12/2017
2	6/107 Addison St ELWOOD 3184	\$1,050,000	27/02/2018
3	12/16-20 Milton St ELWOOD 3184	\$1,024,000	26/01/2018

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.

14/9-11 Milton Street, Elwood Vic 3184

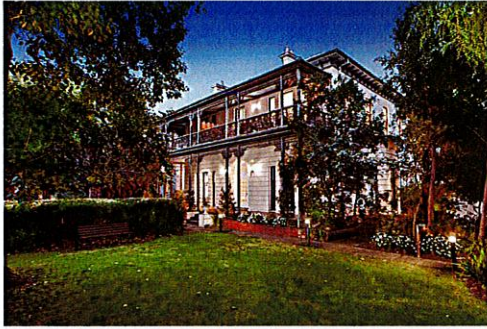
Chisholm & Gamon

Sam Gamon

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2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$1,065,000

Median Unit Price

March quarter 2018: \$590,000

Comparable Properties



8/2a Tiuna Gr ELWOOD 3184 (VG)

[Agent Comments](#)

2 - -

Price: \$1,050,000

Method: Sale

Date: 04/12/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



6/107 Addison St ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,050,000

Method: Private Sale

Date: 27/02/2018

Rooms: -

Property Type: Apartment



12/16-20 Milton St ELWOOD 3184 (VG)

[Agent Comments](#)

2 - -

Price: \$1,024,000

Method: Sale

Date: 26/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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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.