

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

2/17A 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/8 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$540,000	04-Dec-24
1/3 GOLDSMITH STREET ELWOOD VIC 3184	\$590,000	16-Nov-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: 12 March 2025

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**3/8 GLEN HUNTLY ROAD ELWOOD** Sold Price**\$540,000** Sold Date **04-Dec-24**

VIC 3184

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Distance **1.05km****1/3 GOLDSMITH STREET ELWOOD** Sold Price**\$590,000** Sold Date **16-Nov-24**

VIC 3184

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Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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