Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/133 Brighton Road, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	28/01/2019	to	27/01/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/51 Gourlay St BALACLAVA 3183	\$600,000	17/10/2019
2	5/282 Barkly St ELWOOD 3184	\$586,000	02/10/2019
3	14/142 Hotham St ST KILDA EAST 3183	\$550,000	11/08/2019

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:

28/01/2020 14:08









Property Type: Subdivided Flat -Single OYO Flat Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** 28/01/2019 - 27/01/2020: \$660,000

Comparable Properties



5/51 Gourlay St BALACLAVA 3183 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 17/10/2019 Property Type: Apartment



5/282 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

Agent Comments





Price: \$586,000 Method: Private Sale Date: 02/10/2019 Property Type: Apartment

14/142 Hotham St ST KILDA EAST 3183 (REI/VG)



Price: \$550.000 Method: Auction Sale Date: 11/08/2019 Property Type: Apartment Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



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.