

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

6/133 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Elwood

Period - From 28/01/2019 to 27/01/2020 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	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)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 17/10/2019

Property Type: Apartment



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

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)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 11/08/2019

Property Type: Apartment