

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

1/157 BRIGHTON ROAD 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

\$585,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2024

to

31 Dec 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

10/3 BROWNING STREET ELWOOD VIC 3184	\$580,000	21-Aug-24
1/44 GOURLAY STREET BALACLAVA VIC 3183	\$611,500	17-Aug-24
8/19 AVOCA AVENUE ELWOOD VIC 3184	\$610,000	07-Oct-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: 14 January 2025

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**10/3 BROWNING STREET ELWOOD VIC 3184**Sold Price **\$580,000** Sold Date **21-Aug-24**

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Distance **0.62km****1/44 GOURLAY STREET BALACLAVA VIC 3183**Sold Price **\$611,500** Sold Date **17-Aug-24**

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Distance **0.67km****8/19 AVOCA AVENUE ELWOOD VIC 3184**Sold Price **\$610,000** Sold Date **07-Oct-24**

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Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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