

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	2/2 Alfriston Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000	&	\$450,000
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Median sale price

Median price	\$618,000	Hou	Ise	Unit	х	Suburb	Elwood
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

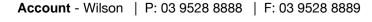
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2/161 Brighton Rd ELWOOD 3184	\$480,000	15/12/2018
2	8/124 Brighton Rd RIPPONLEA 3185	\$478,000	24/03/2019
3	6/102 Brighton Rd RIPPONLEA 3185	\$473,000	09/03/2019

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.







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Rooms:

Property Type: Apartment Land Size: 67 sqm approx **Agent Comments**

Indicative Selling Price \$430,000 - \$450,000 **Median Unit Price** March quarter 2019: \$618,000

Comparable Properties



2/161 Brighton Rd ELWOOD 3184 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 15/12/2018

Rooms: -

Property Type: Apartment

Agent Comments



8/124 Brighton Rd RIPPONLEA 3185 (REI)

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Price: \$478,000 Method: Auction Sale Date: 24/03/2019

Rooms: 3

Property Type: Apartment

Agent Comments



6/102 Brighton Rd RIPPONLEA 3185 (REI)





Price: \$473,000

Date: 09/03/2019 Rooms: 4

Method: Auction Sale

Property Type: Apartment

Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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