

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

2/2 Alfriston Street, Elwood Vic 3184

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$618,000

House

Unit

X

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.

	Address 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)

[Agent Comments](#)

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Price: \$480,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment



8/124 Brighton Rd RIPPONLEA 3185 (REI)

[Agent Comments](#)

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Price: \$478,000

Method: Auction Sale

Date: 24/03/2019

Rooms: 3

Property Type: Apartment



6/102 Brighton Rd RIPPONLEA 3185 (REI)

[Agent Comments](#)

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Price: \$473,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 4

Property Type: Apartment