

# 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

1/197 Brighton Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$389,000

### Median sale price

Median price

\$694,500

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2019

to

30/09/2020

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	3/125 Tennyson St ELWOOD 3184	\$370,000	03/08/2020
2	11/86 Ruskin St ELWOOD 3184	\$361,000	11/07/2020
3	4/7 Tennyson St ELWOOD 3184	\$350,000	12/06/2020

**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:

11/12/2020 16:15



1   
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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$389,000

**Median Unit Price**  
 Year ending September 2020: \$694,500

## Comparable Properties

3/125 Tennyson St ELWOOD 3184 (VG)

Agent Comments

2   
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**Price:** \$370,000  
**Method:** Sale  
**Date:** 03/08/2020  
**Property Type:** Strata Unit/Flat



11/86 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

1   
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 1

**Price:** \$361,000  
**Method:** Sale by Tender  
**Date:** 11/07/2020  
**Property Type:** Apartment



4/7 Tennyson St ELWOOD 3184 (VG)

Agent Comments

2   
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**Price:** \$350,000  
**Method:** Sale  
**Date:** 12/06/2020  
**Property Type:** Strata Unit/Flat