

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

2/241 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,301,000

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	144 Mitford St ELWOOD 3184	\$1,550,000	03/06/2020
2	21a Riddell Pde ELSTERNWICK 3185	\$1,280,000	01/06/2020
3	13a Sebastopol St ST KILDA EAST 3183	\$1,250,000	07/10/2020

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:

18/11/2020 14:07



2
 -
 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,301,000

Median Unit Price

Year ending September 2020: \$694,500

Comparable Properties



144 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,550,000

Method: Private Sale

Date: 03/06/2020

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



21a Riddell Pde ELSTERNWICK 3185 (VG)

Agent Comments

2
 -
 -

Price: \$1,280,000

Method: Sale

Date: 01/06/2020

Property Type: Strata Unit/Townhouse -
Conjoined



13a Sebastopol St ST KILDA EAST 3183 (REI)

Agent Comments

2
 2
 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 07/10/2020

Property Type: Townhouse (Res)