

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

2/189 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/189 BRIGHTON ROAD ELWOOD VIC 3184	\$520,000	23-Aug-24
11/195 BRIGHTON ROAD ELWOOD VIC 3184	\$540,000	26-Nov-24
1/73 PAKINGTON STREET ST KILDA VIC 3182	\$560,000	22-Nov-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: 03 February 2025

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**7/189 BRIGHTON ROAD ELWOOD
VIC 3184**

3 1 1

Sold Price

\$520,000

Sold Date **23-Aug-24**

Distance

0km



**11/195 BRIGHTON ROAD ELWOOD
VIC 3184**

2 1 1

Sold Price

\$540,000

Sold Date **26-Nov-24**

Distance

0.06km



**1/73 PAKINGTON STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

\$560,000

Sold Date **22-Nov-24**

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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