

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/34 Elwood Street, Brighton Vic 3186

### Indicative selling price

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

Single price

\$1,400,000

### Median sale price

Median price

\$1,607,500

Property Type

Townhouse

Suburb

Brighton

Period - From

18/06/2020

to

17/06/2021

Source

REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/311 New St BRIGHTON 3186	\$1,450,000	27/05/2021
2	6/32 Outer Cr BRIGHTON 3186	\$1,495,000	20/01/2021
3	3/17 Ward St BRIGHTON EAST 3187	\$1,450,000	18/02/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/06/2021 22:21

2/34 Elwood Street, Brighton Vic 3186

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$1,400,000

**Median Townhouse Price**

18/06/2020 - 17/06/2021: \$1,607,500



3 2 2

**Property Type:** Unit

**Land Size:** 235 sqm approx

**Agent Comments**

## Comparable Properties



**2/311 New St BRIGHTON 3186 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 27/05/2021

**Property Type:** Apartment



**6/32 Outer Cr BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,495,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Townhouse (Res)



**3/17 Ward St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 18/02/2020

**Property Type:** Townhouse (Res)

**Account** - Atria Real Estate