## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/157 Brighton Road, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	ı/underquo	ting		
Single pric	e \$495,000							
Median sale p	rice							
Median price	\$686,500	Pro	operty Type	Uni	t		Suburb	Elwood
Period - From	01/01/2022	to	31/03/2022		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	6/63 Tennyson St ELWOOD 3184	\$480,000	09/02/2022
2	206/7 Brighton Rd ST KILDA 3182	\$470,000	06/06/2022
3	14/91 Grosvenor St BALACLAVA 3183	\$460,000	27/03/2022

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:

05/07/2022 17:37









Rooms: 3 Property Type: Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> **Indicative Selling Price** \$495,000 **Median Unit Price** March quarter 2022: \$686,500

# **Comparable Properties**



6/63 Tennyson St ELWOOD 3184 (REI)



Price: \$480,000 Method: Private Sale Date: 09/02/2022 Property Type: Apartment Agent Comments

Agent Comments



Price: \$470,000

Method: Private Sale Date: 06/06/2022 Property Type: Apartment

2

14/91 Grosvenor St BALACLAVA 3183 (REI/VG)

206/7 Brighton Rd ST KILDA 3182 (REI)

2 **601** 1

Price: \$460.000

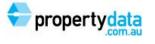
Agent Comments



Method: Auction Sale Date: 27/03/2022 Property Type: Apartment

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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