

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

3/157 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$686,500

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2022

to

31/03/2022

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	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

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

Comparable Properties



6/63 Tennyson St ELWOOD 3184 (REI)

Agent Comments



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



206/7 Brighton Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 06/06/2022
Property Type: Apartment



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

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 27/03/2022
Property Type: Apartment

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