

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

1/157 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

\$560,000

&

\$600,000

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

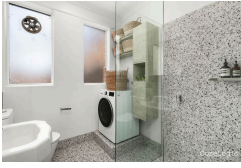
9/157 BRIGHTON ROAD ELWOOD VIC 3184	\$587,500	24-Dec-24
2/40 ROTHESAY AVENUE ELWOOD VIC 3184	\$585,000	25-Feb-25
6/19 AVOCA AVENUE ELWOOD VIC 3184	\$607,000	16-Dec-24

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: 27 February 2025

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**9/157 BRIGHTON ROAD ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$587,500** Sold Date **24-Dec-24**

Distance **0km**



**2/40 ROTHESAY AVENUE
 ELWOOD VIC 3184**

2 1 1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **25-Feb-25**

Distance **0.51km**



**6/19 AVOCA AVENUE ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$607,000** Sold Date **16-Dec-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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