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Rooms:**Property Type:** Apartment**Land Size:** 769.046 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

Year ending June 2017: \$615,000

Comparable Properties

**3/17 Dickens St ELWOOD 3184 (REI)**

Agent Comments

2
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Price: \$500,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** -**Property Type:** Apartment**3/211 Hotham St RIPPONLEA 3185 (REI/VG)**

Agent Comments

2
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Price: \$500,000**Method:** Auction Sale**Date:** 18/03/2017**Rooms:** 3**Property Type:** Apartment**4/193 Brighton Rd ELWOOD 3184 (REI)**

Agent Comments

2
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Price: \$480,000**Method:** Auction Sale**Date:** 03/06/2017**Rooms:** -**Property Type:** Apartment

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

10/127 Brighton Road, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$500,000

Median sale price

Median price \$615,000

Unit

X

Suburb

Elwood

Period - From 01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
3/17 Dickens St ELWOOD 3184	\$500,000	17/06/2017
3/211 Hotham St RIPPONLEA 3185	\$500,000	18/03/2017
4/193 Brighton Rd ELWOOD 3184	\$480,000	03/06/2017