

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

14/193 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 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

20/162 BRIGHTON ROAD RIPPONLEA VIC 3185	\$439,000	09-Sep-24
1/23 GOURLAY STREET BALACLAVA VIC 3183	\$465,000	22-Feb-25
1/65 TENNYSON STREET ELWOOD VIC 3184	\$475,000	09-Oct-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: 04 March 2025

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**20/162 BRIGHTON ROAD
 RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$439,000** Sold Date **09-Sep-24**

Distance **0.47km**

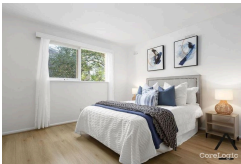


**1/23 GOURLAY STREET
 BALACLAVA VIC 3183**

2 1 -

Sold Price ^{RS} **\$465,000** ^{UN} Sold Date **22-Feb-25**

Distance **0.72km**



**1/65 TENNYSON STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$475,000** Sold Date **09-Oct-24**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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