Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	6/133 Brighton Road, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000

Median sale price

Median price	\$680,000	Pro	perty Type Un	it		Suburb	Elwood
Period - From	01/07/2023	to	30/09/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/22 Mitford St ST KILDA 3182	\$630,000	23/09/2023
2	601/18 Mccombie St ELSTERNWICK 3185	\$627,000	26/10/2023
3	2/10 Dickens St ELWOOD 3184	\$623,000	02/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2023 09:44









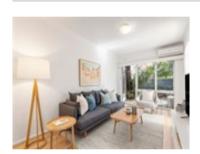




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$580,000 - \$630,000 **Median Unit Price** September quarter 2023: \$680,000

Comparable Properties



2/22 Mitford St ST KILDA 3182 (REI/VG)





Price: \$630,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Agent Comments

601/18 Mccombie St ELSTERNWICK 3185

(REI)





Price: \$627,000 Method: Private Sale Date: 26/10/2023

Property Type: Apartment

Agent Comments

2/10 Dickens St ELWOOD 3184 (REI/VG)





Price: \$623,000 Method: Auction Sale Date: 02/09/2023

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



