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	9/157 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 \$595,000	&	\$615,000
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Median sale price

Median price	\$670,000	Pro	perty Type Ur	it		Suburb	Elwood
Period - From	04/12/2023	to	03/12/2024	So	urce	Property	/ Data

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	4/119 Brighton Rd ELWOOD 3184	\$590,000	18/09/2024
2	2/36 Burns St ELWOOD 3184	\$620,000	15/09/2024
3	2/7 Coleridge St ELWOOD 3184	\$615,000	18/07/2024

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:	04/12/2024 15:12











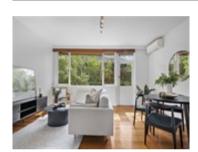
Property Type: Apartment Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$595,000 - \$615,000 **Median Unit Price** 04/12/2023 - 03/12/2024: \$670,000

Comparable Properties



4/119 Brighton Rd ELWOOD 3184 (REI/VG)





Price: \$590,000

Method: Sold Before Auction

Date: 18/09/2024 Property Type: Unit **Agent Comments**



2/36 Burns St ELWOOD 3184 (REI/VG)

Price: \$620,000 Method: Private Sale Date: 15/09/2024







Agent Comments

Property Type: Apartment



2/7 Coleridge St ELWOOD 3184 (REI/VG)







Price: \$615,000 Method: Private Sale Date: 18/07/2024 Property Type: Unit

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



