

## 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

11/133 BRIGHTON ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2022

to

31 Dec 2022

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

10/43 MILTON STREET ELWOOD VIC 3184	\$640,000	08-Oct-22
8/120 BRIGHTON ROAD RIPPONLEA VIC 3185	\$650,500	06-Aug-22
1/73 ALMA ROAD ST KILDA VIC 3182	\$675,000	17-Dec-22

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: 25 January 2023

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**10/43 MILTON STREET ELWOOD  
 VIC 3184**

2 1 1

Sold Price **\$640,000** Sold Date **08-Oct-22**

Distance **0.48km**



**8/120 BRIGHTON ROAD  
 RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$650,500** Sold Date **06-Aug-22**

Distance **0.56km**



**1/73 ALMA ROAD ST KILDA VIC  
 3182**

2 1 1

Sold Price <sup>RS</sup> **\$675,000** Sold Date **17-Dec-22**

Distance **1.55km**

RS = Recent sale      UN = Undisclosed Sale

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