

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

15/135-137 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/21 Rothesay Avenue Elwood VIC 3184	\$641,000	07-Jan-21
2G0/126 Carlisle Street St Kilda VIC 3182	\$640,000	10-Jul-20
1/199 Brighton Road Elwood VIC 3184	\$630,000	09-Feb-21

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: 20 October 2021

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2/21 Rothesay Avenue Elwood VIC 3184

Sold Price

\$641,000

Sold Date

07-Jan-21

2

1

1

Distance

0.54km

2G0/126 Carlisle Street St Kilda VIC 3182

Sold Price

\$640,000

Sold Date

10-Jul-20

2

1

1

Distance

0.92km

1/199 Brighton Road Elwood VIC 3184

Sold Price

\$630,000

Sold Date

09-Feb-21

2

1

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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