

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

3/129 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

or range
between

\$735,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2021

to

31 May 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

3/110 BRIGHTON ROAD RIPPONLEA VIC 3185	\$725,000	29-Mar-22
2/22 GLEN EIRA ROAD RIPPONLEA VIC 3185	\$725,000	28-Apr-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: 02 June 2022

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3/110 BRIGHTON ROAD RIPPONLEA VIC 3185

2
 1
 1

Sold Price

\$725,000

Sold Date

29-Mar-22

Distance

-



2/22 GLEN EIRA ROAD RIPPONLEA VIC 3185

2
 1
 1

Sold Price

^{RS}**\$725,000**

Sold Date

28-Apr-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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