

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

10/197 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$678,750

Property Type Unit

Suburb Elwood

Period - From 21/10/2019

to

20/10/2020

Source 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.

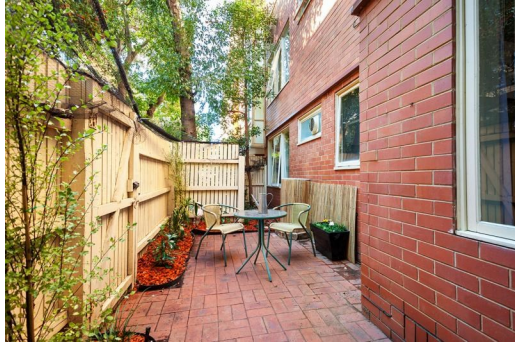
	Address of comparable property	Price	Date of sale
1	32/53 Balaclava Rd ST KILDA EAST 3183	\$460,000	27/06/2020
2	13/169 Ormond Rd ELWOOD 3184	\$455,000	09/10/2020
3	13/87 Alma Rd ST KILDA EAST 3183	\$440,000	20/07/2020

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:

21/10/2020 12:21



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Rooms: 2

Property Type: Apartment

Land Size: 51 sqm approx

Agent Comments

Claudio Perruzza

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Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

21/10/2019 - 20/10/2020: \$678,750

Comparable Properties



32/53 Balaclava Rd ST KILDA EAST 3183 (REI) Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 27/06/2020

Property Type: Apartment



13/169 Ormond Rd ELWOOD 3184 (REI) Agent Comments

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Price: \$455,000

Method: Private Sale

Date: 09/10/2020

Property Type: Apartment



13/87 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

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Price: \$440,000

Method: Sold Before Auction

Date: 20/07/2020

Property Type: Apartment