

## 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

1/161 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

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

6/133 BRIGHTON ROAD ELWOOD VIC 3184	\$635,000	03-Jan-24
3/33 BYRON STREET ELWOOD VIC 3184	\$620,000	23-Sep-23
2/7A COLERIDGE STREET ELWOOD VIC 3184	\$635,000	05-Dec-23

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.~~

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**6/133 BRIGHTON ROAD ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **03-Jan-24**

2 1 1

Distance **0.23km**



**3/33 BYRON STREET ELWOOD VIC 3184**

Sold Price

**\$620,000**

Sold Date **23-Sep-23**

2 1 1

Distance **0.32km**



**2/7A COLERIDGE STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$635,000** <sup>UN</sup>

Sold Date **05-Dec-23**

2 1 1

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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