

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

2/129 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,194,444

Property type

House

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

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

9/135-137 BRIGHTON ROAD ELWOOD VIC 3184	\$757,500	28-Oct-23
3/103 GROSVENOR STREET BALACLAVA VIC 3183	\$740,000	04-Nov-23
9/435-437 ST KILDA STREET ELWOOD VIC 3184	\$720,000	25-Oct-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.

This Statement of Information was prepared on: 11 April 2024

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**9/135-137 BRIGHTON ROAD
 ELWOOD VIC 3184**

2 1 1

Sold Price **\$757,500** Sold Date **28-Oct-23**

Distance **0.07km**



**3/103 GROSVENOR STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$740,000** Sold Date **04-Nov-23**

Distance **0.58km**



**9/435-437 ST KILDA STREET
 ELWOOD VIC 3184**

3 1 1

Sold Price **\$720,000** Sold Date **25-Oct-23**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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