Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/133 Brighton Road, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$520,000		&		\$560,000					
Median sale price										
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/11 Hartpury Av ELWOOD 3184	\$550,000	19/07/2023
2	5/8 Spray St ELWOOD 3184	\$546,000	07/10/2023
3	8/26 Ruskin St ELWOOD 3184	\$540,000	29/05/2023

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:

16/10/2023 12:33







Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$520,000 - \$560,000 Median Unit Price September quarter 2023: \$680,000

Comparable Properties



6/11 Hartpury Av ELWOOD 3184 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 19/07/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$546,000 Method: Private Sale Date: 07/10/2023 Property Type: Apartment

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5/8 Spray St ELWOOD 3184 (REI)

8/26 Ruskin St ELWOOD 3184 (REI/VG)



Agent Comments



Price: \$540,000 Method: Private Sale Date: 29/05/2023 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



propertydata

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