

# 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

6/197 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)

Single price \$355,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2023

to 30/06/2023

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	5/17 Herbert St ST KILDA 3182	\$380,000	09/09/2023
2	2/15 Elm Av ELSTERNWICK 3185	\$360,000	10/09/2023
3	16/41 Raglan St ST KILDA EAST 3183	\$338,000	08/09/2023

**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:

10/10/2023 10:58



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/17 Herbert St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 09/09/2023

**Property Type:** Apartment



**2/15 Elm Av ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Sold Before Auction

**Date:** 10/09/2023

**Property Type:** Apartment



**16/41 Raglan St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$338,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Apartment