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

7/193 Brighton Road, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	27/02/2023	to	26/02/2024		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	12/16-18 Vautier St ELWOOD 3184	\$550,000	12/02/2024
2	9/41 Scott St ELWOOD 3184	\$540,000	17/02/2024
3	15/20 Cardigan St ST KILDA EAST 3183	\$532,500	14/02/2024

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:

27/02/2024 12:58









Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 27/02/2023 - 26/02/2024: \$680,000

Comparable Properties



12/16-18 Vautier St ELWOOD 3184 (REI)



Price: \$550,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment Agent Comments

Agent Comments



9/41 Scott St ELWOOD 3184 (REI)

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15/20 Cardigan St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$532,500 Method: Private Sale Date: 14/02/2024 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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