

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 27/02/2023 to 26/02/2024 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	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)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



9/41 Scott St ELWOOD 3184 (REI)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



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