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<br>Including suburb and postcode | 12/187-189 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 | $595,000 | & | $650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $651,000 | Property type | Unit | Suburb | Elwood |
| Period-from | 01 Sep 2022 | to | 31 Aug 2023 | 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 |
|---|---|---|
| 1/22 SELWYN AVENUE ELWOOD VIC 3184 | $593,000 | 18-May-23 |
| 24/197 BRIGHTON ROAD ELWOOD VIC 3184 | $610,000 | 03-Jun-23 |
| 8/8 AVOCA AVENUE ELWOOD VIC 3184 | $642,000 | 03-May-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: 04 September 2023