

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$733,000 Property Type Unit Suburb Elwood

Period - From 01/07/2021 to 30/09/2021 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	7/8 Marriott St ST KILDA 3182	\$459,000	31/10/2021
2	22/72-74 Carlisle St ST KILDA 3182	\$455,000	02/08/2021
3	2/14 Cardigan St ST KILDA EAST 3183	\$450,000	12/10/2021

**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:

24/11/2021 17:42

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginscott.com.au

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
September quarter 2021: \$733,000



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**7/8 Marriott St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$459,000  
**Method:** Auction Sale  
**Date:** 31/10/2021  
**Property Type:** Apartment



**22/72-74 Carlisle St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 02/08/2021  
**Property Type:** Apartment



**2/14 Cardigan St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 12/10/2021  
**Rooms:** 3  
**Property Type:** Apartment

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