Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	7/193 Brighton Road, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$733,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/07/2021	to	30/09/2021	Sc	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale





Rooms: 3

Property Type: Apartment **Agent Comments**

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

Comparable Properties

CopenStreetMap coptributors



7/8 Marriott St ST KILDA 3182 (REI)

└── 2



Price: \$459,000 Method: Auction Sale Date: 31/10/2021

Property Type: Apartment

Agent Comments



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







Price: \$455,000 Method: Private Sale Date: 02/08/2021

Property Type: Apartment

Agent Comments



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





Price: \$450.000

Method: Sold Before Auction

Date: 12/10/2021 Rooms: 3

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.