

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

3/157 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$767,750 Property Type Unit Suburb Elwood

Period - From 01/10/2021 to 31/12/2021 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	2/125 Glen Huntly Rd ELWOOD 3184	\$600,000	24/11/2021
2	4/90 Barkly St ST KILDA 3182	\$585,000	20/01/2022
3	8/10 Austin Av ELWOOD 3184	\$575,000	11/12/2021

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:

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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median Unit Price
December quarter 2021: \$767,750

Comparable Properties



2/125 Glen Huntly Rd ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 24/11/2021
Property Type: Apartment



4/90 Barkly St ST KILDA 3182 (REI) **Agent Comments**

2 1 1

Price: \$585,000
Method: Private Sale
Date: 20/01/2022
Property Type: Apartment



8/10 Austin Av ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Apartment

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