Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/157 Brighton Road, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$595,000			
Median sale p	rice							
Median price	\$767,750	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress 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:

15/02/2022 13:38









Rooms: 3 Property Type: Apartment Agent Comments

Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

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



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



4/90 Barkly St ST KILDA 3182 (REI)

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

8/10 Austin Av ELWOOD 3184 (REI/VG)



Agent Comments

Agent Comments



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

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



propertydata

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