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	9/199 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price $679,950

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	2/37 Foam St ELWOOD 3184	$690,000	22/03/2021
2	8/27 Ormond Rd ELWOOD 3184	$686,500	19/04/2021
3	5/507 St Kilda St ELWOOD 3184	$665,000	31/03/2021

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: 15/11/2021 10:45

9/199 Brighton Road, Elwood Vic 3184



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$679,950
Median Unit Price
September quarter 2021: $733,000

Comparable Properties



2/37 Foam St ELWOOD 3184 (REI/VG)

2 1 1

Price: $690,000
Method: Private Sale
Date: 22/03/2021
Property Type: Apartment
Land Size: 595 sqm approx

Agent Comments



8/27 Ormond Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $686,500
Method: Private Sale
Date: 19/04/2021
Property Type: Apartment
Land Size: 565 sqm approx

Agent Comments



5/507 St Kilda St ELWOOD 3184 (REI/VG)

2 1 1

Price: $665,000
Method: Sold Before Auction
Date: 31/03/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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