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	19/193 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price $489,000

Median sale price

Median price $680,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 31/03/2024 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.

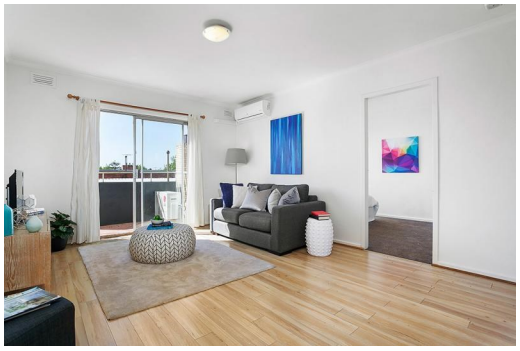
	Address of comparable property	Price	Date of sale
1	8/9 Meadow St ST KILDA EAST 3183	$500,000	18/12/2023
2	7/16 The Avenue BALACLAVA 3183	$495,000	22/04/2024
3	1/105 Grosvenor St BALACLAVA 3183	$480,000	08/01/2024

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: 20/05/2024 14:22

19/193 Brighton Road, Elwood Vic 3184



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$489,000
Median Unit Price
Year ending March 2024: $680,000

Comparable Properties



8/9 Meadow St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment
Land Size: 80 sqm approx

Agent Comments



7/16 The Avenue BALACLAVA 3183 (REI)

2 1 1

Price: $495,000
Method: Private Sale
Date: 22/04/2024
Property Type: Apartment

Agent Comments



1/105 Grosvenor St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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