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	22/197 Brighton Road, Elwood, VIC 3184

Indicative selling price

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

Single price		or range between	$550,000	&	$575,000

Median sale price

Median price	$ 625,000	Property type	Unit	Suburb	ELWOOD
Period - From	14/10/2020	to	12/04/2021	Source	CoreLogic

Comparable property sales

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 10/57-59 Lansdowne Road St Kilda East	$577,500	31/03/2021
2 1/19-21 Camden Street Balaclava	$560,000	27/03/2021
3 3/2 Greig Court Elwood	$620,000	23/03/2021

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: 12/04/2021