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	11/195 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between $525,000 & $575,000

Median sale price

Median price $685,000 Property Type Unit Suburb Elwood

Period - From 01/10/2023 to 30/09/2024 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	4/119 Brighton Rd ELWOOD 3184	$590,000	18/09/2024
2	9/189 Brighton Rd ELWOOD 3184	$520,000	31/07/2024
3	1/127 Brighton Rd ELWOOD 3184	$556,500	13/06/2024

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: 15/10/2024 10:18

11/195 Brighton Road, Elwood Vic 3184



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median Unit Price
Year ending September 2024: $685,000

Comparable Properties



4/119 Brighton Rd ELWOOD 3184 (REI)

2 1 1

Price: $590,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Unit

Agent Comments



9/189 Brighton Rd ELWOOD 3184 (REI/VG)

3 1 1

Price: $520,000
Method: Private Sale
Date: 31/07/2024
Property Type: Apartment

Agent Comments



1/127 Brighton Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $556,500
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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