

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

1/161 BRIGHTON ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/233 BRIGHTON ROAD ELWOOD VIC 3184	632000	04-Mar-24
2/7A COLERIDGE STREET ELWOOD VIC 3184	635000	05-Dec-23
6/68 GOLDSMITH STREET ELWOOD VIC 3184	612000	05-Dec-23

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 6 months.~~

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**2/233 BRIGHTON ROAD ELWOOD
 VIC 3184**

2 1 -

Sold Price

^{RS} **632000** ^{UN}

Sold Date **04-Mar-24**

Distance **0.54km**



**2/7A COLERIDGE STREET
 ELWOOD VIC 3184**

2 1 1

Sold Price

635000

Sold Date **05-Dec-23**

Distance **0.46km**



**6/68 GOLDSMITH STREET
 ELWOOD VIC 3184**

2 1 -

Sold Price

612000

Sold Date **05-Dec-23**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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