

## 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

7/203 Brighton Road, Elwood Vic 3184

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$915,000

**Median sale price**

Median price \$615,000 House Unit X Suburb Elwood

Period - From 01/07/2016 to 30/06/2017 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	1/25a Foam St ELWOOD 3184	\$909,500	18/08/2017
2	1/203 Brighton Rd ELWOOD 3184	\$902,000	27/05/2017
3	3/51 Spenser St ST KILDA 3182	\$880,000	26/08/2017

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.



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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 70 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$915,000  
**Median Unit Price**  
 Year ending June 2017: \$615,000

## Comparable Properties



1/25a Foam St ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$909,500  
**Method:** Private Sale  
**Date:** 18/08/2017  
**Rooms:** -  
**Property Type:** Apartment



1/203 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

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**Price:** \$902,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 50 sqm approx



3/51 Spenser St ST KILDA 3182 (REI)

Agent Comments

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**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 5  
**Property Type:** Apartment