

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

52 Elwood Street, Brighton, VIC 3186

Indicative selling price

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

Single price \$2,350,000 or range between &

Median sale price

Median price \$3,267,500 Property type House Suburb Brighton

Period - From 07/04/2024 to 06/10/2024 Source pdol

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 73 Cole St, Brighton Vic	\$2,120,000	24/08/2024
2 28a Munro St, Brighton Vic	\$2,125,000	15/04/2024
3		

This Statement of Information was prepared on: 07/10/2024

