

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginandscott.com.au



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2017: \$545,000

Comparable Properties



3/4 Hartpury Av ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$500,000
Method: Private Sale
Date: 13/04/2017
Rooms: 3
Property Type: Apartment



3/7a Coleridge St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$482,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Apartment



4/193 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$480,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Apartment

Claudio Perruzza
 9536 9230
 0412 304 152
 cperruzza@bigginandscott.com.au

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: 5/217 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price: \$545,000 Unit: X Suburb: Elwood
 Period - From: 01/01/2017 to 31/03/2017 Source: REIV

Comparable property sales

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
3/4 Hartpury Av ELWOOD 3184	\$500,000	13/04/2017
3/7a Coleridge St ELWOOD 3184	\$482,000	18/02/2017
4/193 Brighton Rd ELWOOD 3184	\$480,000	03/06/2017