

# 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

8/41 Byron Street, 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

\$510,000

### Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Elwood

Period - From

19/01/2020

to

18/01/2021

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	9/193 Brighton Rd ELWOOD 3184	\$510,500	22/07/2020
2	2/3 Browning St ELWOOD 3184	\$500,000	10/08/2020
3	1/2 Alfriston St ELWOOD 3184	\$487,000	21/10/2020

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:

19/01/2021 12:01

8/41 Byron Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$510,000

**Median Unit Price**

19/01/2020 - 18/01/2021: \$652,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



9/193 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

**Price:** \$510,500

**Method:** Private Sale

**Date:** 22/07/2020

**Property Type:** Apartment



2/3 Browning St ELWOOD 3184 (VG)

Agent Comments

2 - -

**Price:** \$500,000

**Method:** Sale

**Date:** 10/08/2020

**Property Type:** Strata Unit/Flat



1/2 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

**Price:** \$487,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.