

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

30 Byrne Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$2,220,000

Property Type House

Suburb Elwood

Period - From 14/02/2021

to

13/02/2022

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	32 Wave St ELWOOD 3184	\$2,100,000	06/12/2021
2	308 Barkly St ELWOOD 3184	\$2,015,000	06/11/2021
3	25 Ormond Rd ELWOOD 3184	\$1,950,000	29/11/2021

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:

14/02/2022 10:44



 3  1  1

Property Type: House
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

14/02/2021 - 13/02/2022: \$2,220,000

Comparable Properties



32 Wave St ELWOOD 3184 (VG)

Agent Comments

 4  -  -

Price: \$2,100,000

Method: Sale

Date: 06/12/2021

Property Type: House (Res)

Land Size: 245 sqm approx



308 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,015,000

Method: Private Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 295 sqm approx



25 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,950,000

Method: Private Sale

Date: 29/11/2021

Property Type: House (Res)

Land Size: 265 sqm approx