

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

9/16 Byron Street Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$389,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 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

6/48 Southey Street Elwood VIC 3184	\$386,000	07-Jun-19
8/93 Glen Huntly Road Elwood VIC 3184	\$383,500	17-Aug-19
5/26 Pine Avenue Elwood VIC 3184	\$370,000	01-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 11 October 2019

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**6/48 Southey Street Elwood VIC 3184**

Sold Price

\$386,000

Sold Date

07-Jun-19

1

1

1

Distance

0.26km**8/93 Glen Huntly Road Elwood VIC 3184**

Sold Price

\$383,500

Sold Date

17-Aug-19

1

1

1

Distance

0.85km**5/26 Pine Avenue Elwood VIC 3184**

Sold Price

\$370,000

Sold Date

01-Aug-19

1

1

1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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