

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

54 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$3,100,000

Median sale price

Median price

\$2,530,000

Property Type

House

Suburb

Elwood

Period - From

01/04/2022

to

30/06/2022

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	85 Dickens St ELWOOD 3184	\$3,060,000	05/08/2022
2	114 Mitford St ELWOOD 3184	\$3,050,000	12/04/2022
3			

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:

10/10/2022 09:13

54 Byron Street, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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Indicative Selling Price

\$3,100,000

Median House Price

June quarter 2022: \$2,530,000



 4  2  4

Property Type: House (Res)

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



85 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  1

Price: \$3,060,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 406 sqm approx



114 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  1

Price: \$3,050,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 477 sqm approx

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.

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



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