Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale														
Includ	ding subu	ddress irb and stcode	15 Byron Street, Elwood Vic 3184											
Indicat	Indicative selling price													
For the	For the meaning of this price see consumer.vic.gov.au/underquoting													
Range	e betweer	n \$2,60	0,000		&		\$2,750,000							
Median sale price														
Median price \$		\$2,060,	,000 Pro		operty Type	Hous	e		Subur	bElwo	od			
Period	d - From	01/01/2	2020	to	31/12/2020)	Sc	ource	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 o	f sale	
1														
2														
3														
OR														
B*					epresentativ wo kilometre								rable	
This Statement of Information was prepared on:										04/09/2021 15:04				



WHITEFOX

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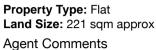
> Indicative Selling Price \$2,600,000 - \$2,750,000 Median House Price

Year ending December 2020: \$2,060,000











Comparable Properties

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 - Whitefox Real Estate | P: 96459699



