



3 2 1

Rooms:
Property Type: House
Land Size: 210
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2017: \$1,430,000

Comparable Properties



5 Moore St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$1,421,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: House (Res)
Land Size: 166 sqm



139 Mitford St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,430,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 237 sqm



43 John St ELWOOD 3182 (REI/VG)

Agent Comments

3 2 1

Price: \$1,480,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 180 sqm

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

23 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,430,000

House

X

Suburb

Elwood

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
5 Moore St ELWOOD 3184	\$1,421,000	25/03/2017
139 Mitford St ELWOOD 3184	\$1,430,000	25/03/2017
43 John St ELWOOD 3182	\$1,480,000	03/12/2016