







Rooms:

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

Chisholm&Gamon

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> **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)





Price: \$1,421,000 Method: Auction Sale Date: 25/03/2017

Rooms: 3

Property Type: House (Res) Land Size: 166 sqm

Agent Comments



139 Mitford St ELWOOD 3184 (REI)

1 3







Agent Comments

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)



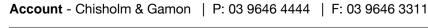


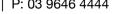
Price: \$1,480,000 Method: Auction Sale Date: 03/12/2016

Rooms: 4

Property Type: House (Res) Land Size: 180 sqm

Agent Comments









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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	23 Byron Street, Elwood Vic 3184
Including suburb and	
postcode	

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	Н	ouse X	Sub	burb	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





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