

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/58 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Elwood

Period - From 18/12/2019

to

17/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	104/24 Crimea St ST KILDA 3182	\$435,000	14/10/2020
2	5/32 Fitzroy St ST KILDA 3182	\$425,000	12/12/2020
3	6/23-27 Docker St ELWOOD 3184	\$420,000	22/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/12/2020 10:33



Rooms: 2
Property Type: Apartment
Land Size: 47 sqm approx
Agent Comments

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Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
18/12/2019 - 17/12/2020: \$665,000

Comparable Properties



104/24 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 14/10/2020
Property Type: Apartment



5/32 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 12/12/2020
Property Type: Apartment



6/23-27 Docker St ELWOOD 3184 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 22/11/2020
Property Type: Apartment