

RT Edgar

STATEMENT OF INFORMATION

15 November 2017

Property offered for sale

36 Byrne Avenue, Elwood Vic 3184

Indicative selling price

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

Range
between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,013,000 House X Unit Suburb Elwood

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Elwood estate agent and James Meldrum consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 62a Cole St Brighton 3186	\$2,800,000	06/06/2017
2 35 Vautier St Elwood 3184	\$2,720,000	23/09/2017
3 15/14 North Rd Brighton 3186	\$2,700,000	19/05/2017