## 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

1/35 Byron Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale pi	rice									
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood		
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/84-86 Dickens St ELWOOD 3184	\$840,000	14/12/2023
2	1/7 Addison St ELWOOD 3184	\$825,000	11/11/2023
3	2/38 Ormond Rd ELWOOD 3184	\$800,000	19/12/2023

OR

**B**\* 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.

This Statement of Information was prepared on:

20/03/2024 15:09



**Comparable Properties** 



**Property Type:** Apartment Agent Comments

# Chisholm&Gamon

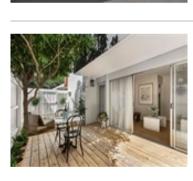
Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price 20/03/2023 - 19/03/2024: \$680,000

Agent Comments

Agent Comments

Agent Comments



4/84-86 Dickens St ELWOOD 3184 (REI)



Price: \$840,000 Method: Private Sale Date: 14/12/2023 Property Type: Apartment

1/7 Addison St ELWOOD 3184 (REI/VG)



Price: \$825,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

2/38 Ormond Rd ELWOOD 3184 (REI/VG)



Price: \$800,000 Method: Private Sale Date: 19/12/2023 Property Type: Apartment

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



propertydata

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