

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 between \$800,000 & \$850,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 20/03/2023 to 19/03/2024 Source 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.

	Address 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



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

20/03/2023 - 19/03/2024: \$680,000

Comparable Properties



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

Agent Comments

2 1 -

Price: \$840,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment