

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

83 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,285,000

Median sale price

Median price \$2,154,000

House

X

Unit

Suburb Elwood

Period - From 01/10/2017

to 30/09/2018

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	10 Lambert Gr ST KILDA EAST 3183	\$1,305,000	11/08/2018
2	39 Marlborough St BALACLAVA 3183	\$1,221,000	18/08/2018
3	33 Mason Av ELWOOD 3184	\$1,210,000	28/07/2018

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.



2
 1
 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,285,000

Median House Price
 Year ending September 2018: \$2,154,000

Comparable Properties



10 Lambert Gr ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2
 1
 -

Price: \$1,305,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 186 sqm approx



39 Marlborough St BALACLAVA 3183 (REI/VG) **Agent Comments**

2
 2
 1

Price: \$1,221,000
Method: Private Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 164 sqm approx



33 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,210,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 181 sqm approx