

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

6/6 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2020

to

30/09/2020

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	6/169 Ormond Rd ELWOOD 3184	\$360,000	08/07/2020
2	7/6 Wave St ELWOOD 3184	\$342,500	13/05/2020
3	13/93 Ormond Rd ELWOOD 3184	\$342,000	17/10/2020

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:

09/11/2020 14:06

6/6 Byron Street, Elwood Vic 3184

Jason Isaacs

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Indicative Selling Price

\$350,000

Median Unit Price

September quarter 2020: \$630,000



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Property Type: Unit

Agent Comments

Comparable Properties



6/169 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 08/07/2020

Rooms: 2

Property Type: Apartment



7/6 Wave St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$342,500

Method: Private Sale

Date: 13/05/2020

Property Type: Apartment



13/93 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$342,000

Method: Private Sale

Date: 17/10/2020

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018