

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

8/56 BYRON STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

12/54 TENNYSON STREET ELWOOD VIC 3184	\$380,000	13-Sep-24
11/4 DICKENS STREET ELWOOD VIC 3184	\$380,000	21-Aug-24
13/18 SCOTT STREET ELWOOD VIC 3184	\$385,000	14-May-24

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 6 months.

This Statement of Information was prepared on: 01 October 2024

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**12/54 TENNYSON STREET
 ELWOOD VIC 3184**

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **13-Sep-24**

1 1 -

Distance **0.48km**

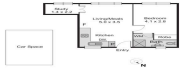


**11/4 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price **\$380,000** Sold Date **21-Aug-24**

1 1 1

Distance **0.85km**



**13/18 SCOTT STREET ELWOOD VIC
 3184**

Sold Price **\$385,000** Sold Date **14-May-24**

1 1 -

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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