

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

8/41 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

\$615,000

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

10/94 TENNYSON STREET ELWOOD VIC 3184	\$552,000	03-May-24
5/112 TENNYSON STREET ELWOOD VIC 3184	\$600,000	01-May-24
9/38 SCOTT STREET ELWOOD VIC 3184	\$600,000	03-Jun-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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**10/94 TENNYSON STREET
ELWOOD VIC 3184**

 2  1  1

Sold Price **\$552,000** Sold Date **03-May-24**

Distance **0.18km**



**5/112 TENNYSON STREET
ELWOOD VIC 3184**

 2  1  -

Sold Price **\$600,000** Sold Date **01-May-24**

Distance **0.19km**



**9/38 SCOTT STREET ELWOOD VIC
3184**

 2  1  -

Sold Price Sold Date **03-Jun-24**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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