

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

7/36 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2023

to 31/12/2023

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	3/61 Ormond Rd ELWOOD 3184	\$643,000	18/01/2024
2	2/7a Coleridge St ELWOOD 3184	\$635,000	05/12/2023
3	2/233 Brighton Rd ELWOOD 3184	\$632,000	04/03/2024

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 15:33



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$645,000

Median Unit Price

December quarter 2023: \$715,000

Comparable Properties



3/61 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$643,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment



2/7a Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Unit



2/233 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment