

# 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

14 Byrne Avenue, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,600,000

### Median sale price

Median price

\$1,900,000

Property Type

House

Suburb

Elwood

Period - From

30/04/2019

to

29/04/2020

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	32 Pine Av ELWOOD 3184	\$2,790,000	29/02/2020
2	20 Scott St ELWOOD 3184	\$2,640,000	29/02/2020
3	83 Ruskin St ELWOOD 3184	\$2,401,000	24/11/2019

**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:

30/04/2020 10:33

14 Byrne Avenue, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

**Indicative Selling Price**

\$2,600,000

**Median House Price**

30/04/2019 - 29/04/2020: \$1,900,000



 3  1  3

**Property Type:** House

**Land Size:** 569 sqm approx

**Agent Comments**

## Comparable Properties



**32 Pine Av ELWOOD 3184 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$2,790,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 522 sqm approx



**20 Scott St ELWOOD 3184 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,640,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**83 Ruskin St ELWOOD 3184 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$2,401,000

**Method:** Auction Sale

**Date:** 24/11/2019

**Property Type:** House (Res)

**Land Size:** 527 sqm approx

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.