## 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

2/25 Byron Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$440,000		&		\$460,000			
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	04/12/2022	to	03/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	15/5 Dickens St ELWOOD 3184	\$500,000	16/10/2023
2	3/21 Dickens St ELWOOD 3184	\$490,000	11/11/2023
3	5/18 Spray St ELWOOD 3184	\$465,000	26/08/2023

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:

04/12/2023 11:13





**Property Type:** Apartment Agent Comments

# Chisholm&Gamon

Corey Pabst 0431 928 914 cpabst@chisholmgamon.com.au

Indicative Selling Price \$440,000 - \$460,000 Median Unit Price 04/12/2022 - 03/12/2023: \$680,000

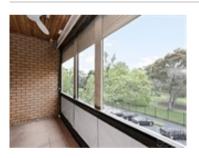
# Comparable Properties



15/5 Dickens St ELWOOD 3184 (REI/VG)



Price: \$500,000 Method: Private Sale Date: 16/10/2023 Property Type: Apartment



3/21 Dickens St ELWOOD 3184 (REI)



Price: \$490,000 Method: Auction Sale Date: 11/11/2023 Property Type: Apartment

5/18 Spray St ELWOOD 3184 (REI/VG)

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Price: \$465,000 Method: Auction Sale Date: 26/08/2023 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments

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



property data

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