

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

1/16 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

or range
between

\$400,000

&

\$440,000

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

2/31 MOORE STREET ELWOOD VIC 3184	\$455,000	08-Aug-24
3/100 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$440,000	09-Jul-24
2/45 SHELLEY STREET ELWOOD VIC 3184	\$470,000	20-Apr-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.~~

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2/31 MOORE STREET ELWOOD VIC 3184 Sold Price **\$455,000** Sold Date **08-Aug-24**

1 1 -

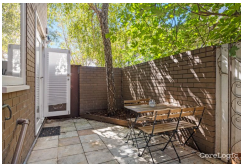
Distance **0.2km**



3/100 GLEN HUNTLY ROAD ELWOOD VIC 3184 Sold Price **\$440,000** Sold Date **09-Jul-24**

1 1 1

Distance **0.73km**



2/45 SHELLEY STREET ELWOOD VIC 3184 Sold Price **\$470,000** Sold Date **20-Apr-24**

1 1 1

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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