

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

1/41 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$733,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2021

to 30/09/2021

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	2/26 Beach Av ELWOOD 3184	\$730,000	30/10/2021
2	1/11 Tiuna Gr ELWOOD 3184	\$691,800	16/10/2021
3	2/5 Alfriston St ELWOOD 3184	\$678,000	16/08/2021

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:

11/11/2021 15:28



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

September quarter 2021: \$733,000

Comparable Properties



2/26 Beach Av ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$730,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit



1/11 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$691,800

Method: Auction Sale

Date: 16/10/2021

Property Type: Apartment



2/5 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 -

Price: \$678,000

Method: Private Sale

Date: 16/08/2021

Property Type: Apartment