

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

65 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,678,000

Median sale price

Median price

\$1,700,000

House

X

Unit

Suburb

Elwood

Period - From

01/07/2018

to

30/09/2018

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	41 Addison St ELWOOD 3182	\$1,800,000	29/04/2018
2	86 Milton St ELWOOD 3184	\$1,770,000	02/07/2018
3	98 Tennyson St ELWOOD 3184	\$1,700,000	12/07/2018

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.~~



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 288 sqm approx

Agent Comments

Comparable Properties

41 Addison St ELWOOD 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Private Sale

Date: 29/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 278 sqm approx



86 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 -

Price: \$1,770,000

Method: Private Sale

Date: 02/07/2018

Rooms: -

Property Type: House

Land Size: 260 sqm approx



98 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 12/07/2018

Rooms: 4

Property Type: House (Res)