

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

17 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,050,000

Property type

Other

Suburb

Elwood

Period-from

01 May 2020

to

30 Apr 2021

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

5 Byron Street Elwood VIC 3184	\$1,802,500	12-Dec-20
46 Rothesay Avenue Elwood VIC 3184	\$1,900,000	24-Apr-21
14 Gourlay Street Balaclava VIC 3183	\$1,909,000	10-Apr-21

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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5 Byron Street Elwood VIC 3184

Sold Price

\$1,802,500

Sold Date

12-Dec-20

 4  2  1

Distance

0.07km



46 Rothesay Avenue Elwood VIC 3184

Sold Price

^{RS} **\$1,900,000**

Sold Date

24-Apr-21

 3  3  1

Distance

0.47km



14 Gourlay Street Balaclava VIC 3183

Sold Price

^{RS} **\$1,909,000**

Sold Date

10-Apr-21

 4  2  1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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