## 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

3/35 Byron Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$930,000		&		\$990,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	30/05/2023	to	29/05/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	4/7 Byrne Av ELWOOD 3184	\$991,000	27/02/2024
2	4/1 Beach Av ELWOOD 3184	\$951,000	29/02/2024
3	8/14 Broadway ELWOOD 3184	\$932,000	16/03/2024

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:

30/05/2024 10:51



## Chisholm&Gamon

Sam Gamon 03 9531 1245

Chisholm&Ganon



**Property Type:** Apartment Agent Comments

0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

\$930,000 - \$990,000 **Median Unit Price** 30/05/2023 - 29/05/2024: \$680,000

# Comparable Properties



4/7 Byrne Av ELWOOD 3184 (REI/VG)



Price: \$991,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment Land Size: 440 sqm approx

Agent Comments

Agent Comments

4/1 Beach Av ELWOOD 3184 (REI/VG)



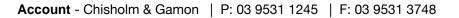
Price: \$951,000

Method: Private Sale Date: 29/02/2024 Property Type: Unit

8/14 Broadway ELWOOD 3184 (REI)



Price: \$932,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment Agent Comments





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