## 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

4/35 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	\$760,000		&		\$810,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	15/04/2023	to	14/04/2024		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	1/35 Byron St ELWOOD 3184	\$840,000	22/03/2024
2	4/84-86 Dickens St ELWOOD 3184	\$840,000	14/12/2023
3	3/41 Broadway ELWOOD 3184	\$770,000	20/12/2023

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:

15/04/2024 17:02



## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au



Property Type: Apartment Agent Comments

**Indicative Selling Price** \$760,000 - \$810,000 **Median Unit Price** 

15/04/2023 - 14/04/2024: \$680,000

# **Comparable Properties**



1/35 Byron St ELWOOD 3184 (REI)



Price: \$840,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment

#### Agent Comments

Agent Comments

4/84-86 Dickens St ELWOOD 3184 (REI)



Price: \$840,000 Method: Private Sale Date: 14/12/2023 Property Type: Apartment

3/41 Broadway ELWOOD 3184 (REI)



Price: \$770,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment Agent Comments

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



propertydata

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