

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$810,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 15/04/2023 to 14/04/2024 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	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



2 1 0

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)

Agent Comments

3 1 -

Price: \$840,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$840,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



3/41 Broadway ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$770,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment