

# 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 4/7 Byrne Avenue, Elwood, VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$950,000 & \$1,030,000

### Median sale price

Median price \$651,000 Property type Unit Suburb ELWOOD  
Period - From 06/02/2023 to 05/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	7/8-10 Beach Avenue Elwood Vic 3184	\$962,000	2023-12-09
2	1/86a Marine Parade Elwood Vic 3184	\$1,010,000	2023-10-31
3	5/5 Ormond Esplanade Elwood Vic 3184	\$995,000	2023-10-29

This Statement of Information was prepared on: 06/02/2024

