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

8 Byrne Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$3,400,000		&		\$3,650,000				
Median sale price									
Median price	\$2,550,000	Pro	Property Type		House		Suburb	Elwood	
Period - From	01/07/2022	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	99 Ruskin St ELWOOD 3184	\$3,825,000	02/09/2023
2	100 Mitford St ELWOOD 3184	\$3,600,000	22/05/2023
3			

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:

05/10/2023 13:49







Property Type: House Agent Comments

Indicative Selling Price \$3,400,000 - \$3,650,000 Median House Price Year ending June 2023: \$2,550,000

Comparable Properties

Chisholm&Gamon	99 Ruskin St ELWOOD 3184 (REI) 4 2 2 2 Price: \$3,825,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 510 sqm approx	Agent Comments
	100 Mitford St ELWOOD 3184 (REI/VG) 4 2 2 2 Price: \$3,600,000 Method: Sold Before Auction Date: 22/05/2023 Property Type: House (Res) Land Size: 391 sqm approx	Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

propertydata



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