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

9/36 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	\$570,000		&		\$620,000			
Median sale pr	rice							
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10/21-23 Tiuna Gr ELWOOD 3184	\$620,000	21/10/2023
2	11/113 Addison St ELWOOD 3184	\$615,000	18/11/2023
3	6/59 Southey St ELWOOD 3184	\$612,500	26/08/2023

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:

28/02/2024 16:54









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending December 2023: \$692,500

Comparable Properties



10/21-23 Tiuna Gr ELWOOD 3184 (REI)



Price: \$620,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

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Agent Comments

11/113 Addison St ELWOOD 3184 (REI/VG)

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Agent Comments



Price: \$615,000 Method: Auction Sale Date: 18/11/2023 Property Type: Apartment

6/59 Southey St ELWOOD 3184 (REI/VG)



Agent Comments

Price: \$612,500 Method: Auction Sale Date: 26/08/2023 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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