

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

30 Byrne Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$2,125,000 Property Type House Suburb Elwood

Period - From 27/09/2020 to 26/09/2021 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	10 Southey St ELWOOD 3184	\$2,125,000	03/09/2021
2	40 Goldsmith St ELWOOD 3184	\$2,225,000	23/07/2021
3	66 Tennyson St ELWOOD 3184	\$2,210,000	01/05/2021

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:

27/09/2021 22:20



 3  1  1

Property Type: House
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

27/09/2020 - 26/09/2021: \$2,125,000

Comparable Properties



10 Southey St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$2,125,000
Method: Private Sale
Date: 03/09/2021
Property Type: House (Res)
Land Size: 494 sqm approx



40 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$2,225,000
Method: Private Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 401 sqm approx



66 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,210,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 283 sqm approx