

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

49 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$2,232,500

Property Type House

Suburb Elwood

Period - From 20/05/2023

to 19/05/2024

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	4 Phyllis St ELWOOD 3184	\$1,800,000	04/12/2023
2	48 Broadway ELWOOD 3184	\$1,750,000	16/03/2024
3	449 St Kilda St ELWOOD 3184	\$1,700,000	01/04/2024

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:

20/05/2024 11:17



 3  1  2

Property Type: House (Res)

Land Size: 289 sqm approx

Agent Comments

Indicative Selling Price

\$1,725,000

Median House Price

20/05/2023 - 19/05/2024: \$2,232,500

Comparable Properties



4 Phyllis St ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,800,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 256 sqm approx



48 Broadway ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$1,750,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



449 St Kilda St ELWOOD 3184 (REI)

Agent Comments

 3  1  2

Price: \$1,700,000

Method: Private Sale

Date: 01/04/2024

Property Type: House

Land Size: 330 sqm approx