

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 71 Byron Street, Elwood, VIC 3184

Indicative selling price

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

Single price or range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$2,194,444 Property type House Suburb ELWOOD
Period - From 10/04/2023 to 09/04/2024 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 25 Glen Huntly Road Elwood Vic 3184	\$1,350,000	2023-12-10
2 29 Fawkner Street St Kilda Vic 3182	\$1,275,000	2024-02-16
3 6 Lytton Street Elwood Vic 3184	\$1,175,000	2023-12-01

This Statement of Information was prepared on: 10/04/2024

