

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

1/35 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 30/06/2023 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	3/4 Tennyson St ST KILDA 3182	\$1,105,000	20/05/2023
2	3/31 Broadway ELWOOD 3184	\$885,000	06/05/2023
3	3/21a Broadway ELWOOD 3184	\$880,000	19/04/2023

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:

03/08/2023 09:42

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Property Type: Apartment**Agent Comments**

Experience the beauty of Elwood with this chic, ground-floor Art Deco retreat, where beautifully renovated interiors welcome you home into a community brimming with picture-perfect leafy streets, a thriving coffee culture, and convenient city access.

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2023: \$690,000

Comparable Properties

**3/4 Tennyson St ST KILDA 3182 (REI)****Agent Comments**

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Price: \$1,105,000**Method:** Auction Sale**Date:** 20/05/2023**Property Type:** Apartment**3/31 Broadway ELWOOD 3184 (REI/VG)****Agent Comments**

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Price: \$885,000**Method:** Private Sale**Date:** 06/05/2023**Property Type:** Apartment**3/21a Broadway ELWOOD 3184 (VG)****Agent Comments**

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Price: \$880,000**Method:** Sale**Date:** 19/04/2023**Property Type:** Subdivided Flat - Single OYO Flat