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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2023	to	30/06/2023		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	lress 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



1/35 Byron Street, Elwood Vic 3184

WHIJEFOX

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Property Type: Apartment Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price June quarter 2023: \$690,000

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.

Comparable Properties



3/4 Tennyson St ST KILDA 3182 (REI)

3/31 Broadway ELWOOD 3184 (REI/VG)

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Price: \$1,105,000 Method: Auction Sale Date: 20/05/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$885,000 Method: Private Sale Date: 06/05/2023 Property Type: Apartment

2

3/21a Broadway ELWOOD 3184 (VG)



Agent Comments



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

Account - Whitefox Real Estate | P: 96459699



propertydata

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