## 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 Byrne Avenue, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,200,000		&		\$3,400,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	ISE		Suburb	Elwood
Period - From	01/04/2024	to	30/06/2024		So	ource	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

09/09/2024 12:44



1 Byrne Avenue, Elwood Vic 3184

### \* Professionals





Rooms: 8 Property Type: Apartment Land Size: 490 sqm approx Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$3,200,000 - \$3,400,000 Median House Price June quarter 2024: \$2,400,000

# **Comparable Properties**

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014





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