

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$2,200,000 Property Type House Suburb Elwood

Period - From 12/04/2023 to 11/04/2024 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	2 Knight St ELWOOD 3184	\$1,650,000	20/01/2024
2	63 Spray St ELWOOD 3184	\$1,600,000	24/02/2024
3	15 Robert St ELWOOD 3184	\$1,560,000	08/04/2024

**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:

12/04/2024 15:59



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**Property Type:** House  
**Land Size:** 289 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

12/04/2023 - 11/04/2024: \$2,200,000

## Comparable Properties



**2 Knight St ELWOOD 3184 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,650,000

**Method:** Sale

**Date:** 20/01/2024

**Property Type:** House - Attached House N.E.C.

**Land Size:** 389 sqm approx



**63 Spray St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 24/02/2024

**Property Type:** House

**Land Size:** 248 sqm approx



**15 Robert St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$1,560,000

**Method:** Sold Before Auction

**Date:** 08/04/2024

**Property Type:** House