

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

Single price \$950,000

### 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	2/12 Wimbledon Av ELWOOD 3184	\$1,000,000	16/05/2023
2	3/31 Broadway ELWOOD 3184	\$885,000	06/05/2023
3	4/51 Spenser St ST KILDA 3182	\$885,000	19/07/2023

**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:

28/08/2023 11:11

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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**

\$950,000

**Median Unit Price**

June quarter 2023: \$690,000

## Comparable Properties

**2/12 Wimbledon Av ELWOOD 3184 (REI/VG)****Agent Comments****Price:** \$1,000,000**Method:** Private Sale**Date:** 16/05/2023**Property Type:** Apartment**3/31 Broadway ELWOOD 3184 (REI/VG)****Agent Comments****Price:** \$885,000**Method:** Private Sale**Date:** 06/05/2023**Property Type:** Apartment**4/51 Spenser St ST KILDA 3182 (REI)****Agent Comments****Price:** \$885,000**Method:** Sold Before Auction**Date:** 19/07/2023**Property Type:** Apartment**Account - Whitefox Real Estate** | P: 96459699

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