## Statement of Information

Property offered for sale

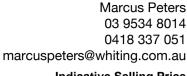
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Incluc	Address ling suburb and postcode	1 Byrne Av	enue, Elwood Vic	3184			
Indicat	ive selling pric	ce					
For the	meaning of this p	orice see co	nsumer.vic.gov.a	u/underquot	ting		
Siı	ngle price \$3,32	5,000					
Mediar	n sale price						
Media	an price \$1,862,	500 F	roperty Type Ho	ouse	Subi	urb Elwood	
Period	d - From 01/07/2	2024 to	30/09/2024	So	ource REIV	,	
Compa	arable property	/ sales (*D	elete A or B be	elow as app	olicable)		
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*	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:					14/10/2024 09:30	







Indicative Selling Price \$3,325,000 Median House Price

September quarter 2024: \$1,862,500

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## 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



