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	15 Byron Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $2,875,000

Median sale price

Median price $3,275,000 Property Type House Suburb Elwood

Period - From 01/01/2023 to 31/03/2023 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 Hennessy Av ELWOOD 3184	$3,200,000	10/12/2022
2	1/100 Broadway ELWOOD 3184	$2,845,000	27/04/2023
3	99 Mitford St ELWOOD 3184	$2,725,000	22/12/2022

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: 02/06/2023 15:59

15 Byron Street, Elwood Vic 3184



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,875,000
Median House Price
March quarter 2023: $3,275,000

Comparable Properties



2 Hennessy Av ELWOOD 3184 (REI/VG)

4 3 1

Price: $3,200,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House
Land Size: 508 sqm approx

Agent Comments



1/100 Broadway ELWOOD 3184 (REI)

4 3 2

Price: $2,845,000
Method: Private Sale
Date: 27/04/2023
Property Type: House (Res)

Agent Comments



99 Mitford St ELWOOD 3184 (REI/VG)

4 2 2

Price: $2,725,000
Method: Private Sale
Date: 22/12/2022
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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