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	6/17 Byrne Avenue Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$646,500	Property type	Unit	Suburb	Elwood
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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 6 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
5/17 Byrne Avenue Elwood VIC 3184	$915,000	23-Dec-20
6/3 Byrne Avenue Elwood VIC 3184	$980,000	12-Dec-20
4/1A Kingsley Street Elwood VIC 3184	$942,500	22-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 22 June 2021

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5/17 Byrne Avenue Elwood VIC 3184

2 1 1

Sold Price **$915,000** Sold Date **23-Dec-20**

Distance **-**



6/3 Byrne Avenue Elwood VIC 3184

2 1 -

Sold Price **$980,000** Sold Date **12-Dec-20**

Distance **0.17km**



4/1A Kingsley Street Elwood VIC 3184

2 1 -

Sold Price **$942,500** Sold Date **22-Dec-20**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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