# 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<br>Including suburb and postcode | 4/41 Byron Street, Elwood, VIC 3184 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $480,000 | & | $520,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 692,500 | Property type | Unit | Suburb | ELWOOD |
| Period - From | 07/06/2021 | to | 07/06/2022 | Source | core_logic |

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 3/2 Alfriston Street Elwood Vic 3184 | $522,000 | 2022-03-29 |
| 2 | 7/37 Tennyson Street Elwood Vic 3184 | $532,000 | 2022-03-13 |
| 3 | 5/51 Ruskin Street Elwood Vic 3184 | $515,000 | 2022-03-09 |

This Statement of Information was prepared on: 07/06/2022

CONSUMER AFFAIRS VICTORIA