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	1/56 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price $475,000

Median sale price

Median price $730,500 Property Type Unit Suburb Elwood

Period - From 14/07/2021 to 13/07/2022 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	1/36 Sycamore Gr BALACLAVA 3183	$499,500	22/01/2022
2	6/63 Tennyson St ELWOOD 3184	$480,000	09/02/2022
3	206/7 Brighton Rd ST KILDA 3182	$470,000	06/06/2022

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: 14/07/2022 14:57

1/56 Byron Street, Elwood Vic 3184

Chisholm&Gamon
Trish Mulcahy
03 9531 1245
0419 446 313
trish@chisholmgamon.com.au



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
14/07/2021 - 13/07/2022: $730,500

Comparable Properties



1/36 Sycamore Gr BALACLAVA 3183 (REI/VG)

2 1 1

Price: $499,500
Method: Private Sale
Date: 22/01/2022
Property Type: Apartment

Agent Comments



6/63 Tennyson St ELWOOD 3184 (REI)

2 1 -

Price: $480,000
Method: Private Sale
Date: 09/02/2022
Property Type: Apartment

Agent Comments



206/7 Brighton Rd ST KILDA 3182 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 06/06/2022
Property Type: Apartment

Agent Comments

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