

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

7/6 BYRON STREET 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/16 BYRON STREET ELWOOD VIC 3184	\$446,000	17-Oct-24
4/6-8 CYRIL STREET ELWOOD VIC 3184	\$412,000	16-Oct-24
12/54 TENNYSON STREET ELWOOD VIC 3184	\$380,000	27-Aug-24

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: 09 December 2024

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1/16 BYRON STREET ELWOOD VIC 3184 Sold Price **\$446,000** Sold Date **17-Oct-24**

 1  1  -

Distance **0.05km**



4/6-8 CYRIL STREET ELWOOD VIC 3184 Sold Price **\$412,000** Sold Date **16-Oct-24**

 1  1  1

Distance **0.11km**



12/54 TENNYSON STREET ELWOOD VIC 3184 Sold Price **\$380,000** Sold Date **27-Aug-24**

 1  1  -

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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