

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/7 BYRNE AVENUE, ELWOOD, VIC 3184**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$795,000 to \$870,000**

## MEDIAN SALE PRICE



**ELWOOD, VIC, 3184**

Suburb Median Sale Price (Unit)

**\$635,250**

01 July 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**3/31 BROADWAY, ELWOOD, VIC 3184**



**Sale Price**

**\*\$841,000**

Sale Date: 03/03/2018

Distance from Property: 438m



**4/7 VAUTIER ST, ELWOOD, VIC 3184**



**Sale Price**

**\*\$852,500**

Sale Date: 24/02/2018

Distance from Property: 470m



**6/67 SHELLEY ST, ELWOOD, VIC 3184**



**Sale Price**

**\$912,000**

Sale Date: 25/11/2017

Distance from Property: 478m



This report has been compiled on 09/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/7 BYRNE AVENUE, ELWOOD, VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$795,000 to \$870,000

### Median sale price

Median price

\$635,250

House

Unit

X

Suburb

ELWOOD

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
3/31 BROADWAY, ELWOOD, VIC 3184	*\$841,000	03/03/2018
4/7 VAUTIER ST, ELWOOD, VIC 3184	*\$852,500	24/02/2018
6/67 SHELLEY ST, ELWOOD, VIC 3184	\$912,000	25/11/2017