#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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	14/17 Byrne Avenue, Elwood Vic 3184
Including suburb and	
postcode	
pootocuc	

#### Indicative selling price

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

Range between \$585,000 & \$635,000	Range between	\$585,000	&	\$635,000
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#### Median sale price

Median price	\$643,000	Pro	perty Type	Jnit		Suburb	Elwood
Period - From	01/04/2025	to	30/06/2025	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	G13/88 Carlisle St ST KILDA 3182	\$629,000	04/03/2025
2	106/51 Ormond Esp ELWOOD 3184	\$625,000	13/02/2025
3	1/34 Pine Av ELWOOD 3184	\$610,000	01/02/2025

#### 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:	16/07/2025 11:47



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$585,000 - \$635,000 **Median Unit Price** June quarter 2025: \$643,000

## Comparable Properties

G13/88 Carlisle St ST KILDA 3182 (VG)





**Agent Comments** 

Price: \$629,000 Method: Sale Date: 04/03/2025

Property Type: Subdivided Flat - Single OYO Flat

106/51 Ormond Esp ELWOOD 3184 (REI/VG)







Price: \$625,000 Method: Private Sale Date: 13/02/2025

Property Type: Apartment

Agent Comments



1/34 Pine Av ELWOOD 3184 (REI/VG)





Price: \$610,000 Method: Private Sale Date: 01/02/2025

Property Type: Apartment

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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