

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**6/56 Byron Street,
ELWOOD 3184**

Unit


1 beds


1 baths


1 parking

Indicative selling price

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

**Range from \$400,000 -
\$420,000**

Median sale price

Median **Unit** for **ELWOOD** for period **Jun 2017 - Jun 2017**
Sourced from **PDOL**.

\$655,000

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 the most comparable to the property for sale.


10/8 St Leonards Avenue , Price **\$447,500** Sold 01 April 2017
St Kilda 3182

4/4 Poets Grove, Price **\$425,000** Sold 01 July 2017
Elwood 3184

5/10 Mitford Street, Price **\$410,000** Sold 08 February 2017
St Kilda 3182

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

Contact agents

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Pride Real Estate

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