

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**36 Byrne Avenue,  
ELWOOD 3184**

House

 4 beds

 3 baths

 2 parking

### Indicative selling price

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

**Range from \$2,850,000 -  
\$3,100,000**

### Median sale price

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

**\$2,013,000**

### 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.

**125 Mitford Street,** Price **\$3,005,000** Sold 22 April 2017  
Elwood 3184

**68 Tennyson Street,** Price **\$2,985,000** Sold 01 April 2017  
Elwood 3184

**433 New Street,** Price **\$2,800,000** Sold 13 May 2017  
Brighton 3186

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

 Charlie Clemons

03 9510 9777  
0405 635 914

[charlie@priderealestate.com.au](mailto:charlie@priderealestate.com.au)



**Pride Real Estate Prahran**

66 Greville Street,  
Prahran VIC 3181