

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5/26a Byrne Avenue, ELWOOD 3184

### Indicative selling price

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

## Range \$650,000 - \$690,000

### Median sale price

Median **Unit** for **ELWOOD** for period **Jul 2018 - Sep 2018**

Sourced from **REIV**.

## \$552,000

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**3/25 Kingsley Street,**  
Elwood 3184

Price **\$694,000** Sold 28 July  
2018

**5/8 Southey Street,**  
Elwood 3184

Price **\$666,000** Sold 22  
September 2018

**12/82 Dickens Street,**  
Elwood 3184

Price **\$650,000** Sold 06  
November 2018

### Additional Information

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 REIV.



### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



**Warwick Gardiner**  
Greg Hocking

03 8644 5500  
0438 308 555  
[wgardiner@greghocking.com.au](mailto:wgardiner@greghocking.com.au)



**Peter Zervas**  
Greg Hocking

03 8644 5500  
0405 682 173  
[pzervas@greghocking.com.au](mailto:pzervas@greghocking.com.au)

**GREG HOCKING**  
HOLDSWORTH