

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/25A Foam Street Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3/22 Kingsley Street Elwood VIC 3184	\$965,000	10-Jun-21
10/71 Ormond Road Elwood VIC 3184	\$1,011,000	29-Sep-21
2/138 Mitford Street Elwood VIC 3184	\$995,000	11-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 26 November 2021

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3/22 Kingsley Street Elwood VIC 3184

2 1 1

Sold Price

\$965,000

Sold Date

10-Jun-21

Distance

0.25km



10/71 Ormond Road Elwood VIC 3184

2 1 -

Sold Price

^{RS} **\$1,011,000**

Sold Date

29-Sep-21

Distance

0.47km



2/138 Mitford Street Elwood VIC 3184

2 1 1

Sold Price

\$995,000

Sold Date

11-Sep-21

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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