

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

5 Foam Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,070,000

Median sale price

Median price

\$1,842,500

Property Type

House

Suburb

Elwood

Period - From

06/11/2018

to

05/11/2019

Source

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	Price	Date of sale
1	64 Addison St ELWOOD 3184	\$2,000,000	14/09/2019
2	326 Barkly St ELWOOD 3184	\$1,950,000	30/05/2019
3	69 Ruskin St ELWOOD 3184	\$1,940,000	06/07/2019

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:

06/11/2019 10:26

5 Foam Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$2,070,000

Median House Price

06/11/2018 - 05/11/2019: \$1,842,500



 3  2  2

Property Type: House

Land Size: 388 sqm approx

Agent Comments

Comparable Properties



64 Addison St ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$2,000,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 323 sqm approx



326 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,950,000

Method: Private Sale

Date: 30/05/2019

Property Type: House

Land Size: 438 sqm approx



69 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,940,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 343 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.