

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

5/23 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$651,000 Property Type Unit Suburb Elwood

Period - From 13/11/2023 to 12/11/2024 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	6/3 Avoca Av ELWOOD 3184	\$550,000	09/11/2024
2	2/8 Spray St ELWOOD 3184	\$545,000	24/10/2024
3	2/9 Meadow St ST KILDA EAST 3183	\$539,000	18/10/2024

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:

13/11/2024 11:10



Rooms: 3
Property Type: Flat
Land Size: 513.308 sqm approx
 Agent Comments

Indicative Selling Price

\$530,000 - \$550,000

Median Unit Price

13/11/2023 - 12/11/2024: \$651,000

Comparable Properties



6/3 Avoca Av ELWOOD 3184 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Apartment



2/8 Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment



2/9 Meadow St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$539,000
Method: Sale
Date: 18/10/2024
Property Type: Strata Unit/Flat

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



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