

## 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

7/45 FOAM STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2023

to

29 Feb 2024

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

|  |           |           |
|--|-----------|-----------|
| 9/1 MAYSURRY AVENUE ELSTERNWICK VIC 3185 | \$575,000 | 17-Feb-24 |
| 8/17 BYRNE AVENUE ELWOOD VIC 3184        | \$630,000 | 18-Mar-24 |
| 10/11 SELWYN AVENUE ELWOOD VIC 3184      | \$697,500 | 15-Nov-23 |

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: 27 March 2024



**9/1 MAYSBURY AVENUE  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**17-Feb-24**

Distance

**1.5km**



**8/17 BYRNE AVENUE ELWOOD VIC  
3184**

1 1 1

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date

**18-Mar-24**

Distance

**0.79km**



**10/11 SELWYN AVENUE ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$697,500**

Sold Date

**15-Nov-23**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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