

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

8/9 Foam Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

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	1/9 Robert St ELWOOD 3184	\$315,000	02/12/2022
2	5/31 Moore St ELWOOD 3184	\$300,000	16/12/2022
3	2/7 Glen Eira Rd RIPPONLEA 3185	\$290,000	13/02/2023

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:

28/02/2023 14:27

8/9 Foam Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$299,000

Median Unit Price

December quarter 2022: \$640,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/9 Robert St ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$315,000

Method: Sold Before Auction

Date: 02/12/2022

Property Type: Apartment



5/31 Moore St ELWOOD 3184 (VG)

Agent Comments

 1  -  -

Price: \$300,000

Method: Sale

Date: 16/12/2022

Property Type: Subdivided Flat - Single OYO Flat



2/7 Glen Eira Rd RIPPONLEA 3185 (REI)

Agent Comments

 1  1  1

Price: \$290,000

Method: Private Sale

Date: 13/02/2023

Property Type: Apartment

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



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