Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/66 Foam Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Single price	e \$349,000							
Median sale pr	rice							
Median price	\$647,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12/40 Ormond Rd ELWOOD 3184	\$357,000	23/10/2024
2	15/86 Ruskin St ELWOOD 3184	\$356,000	26/09/2024
3	14/86 Ruskin St ELWOOD 3184	\$340,000	03/08/2024

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:

08/11/2024 12:24





Rooms: 2 Property Type: Apartment Agent Comments

Chisholm&Gamon

Trish Mulcahv 03 9531 1245 0419 446 313 trish@chisholmgamon.com.au

Indicative Selling Price \$349.000 **Median Unit Price**

September quarter 2024: \$647,500

Comparable Properties



12/40 Ormond Rd ELWOOD 3184 (REI)



Price: \$357,000 Method: Private Sale Date: 23/10/2024 Property Type: Apartment



15/86 Ruskin St ELWOOD 3184 (REI) 1 1

Agent Comments

Agent Comments

Price: \$356,000 Method: Private Sale Date: 26/09/2024 Property Type: Apartment



14/86 Ruskin St ELWOOD 3184 (REI) • 1 1 1

Agent Comments

Price: \$340,000 Method: Private Sale Date: 03/08/2024 Property Type: Apartment

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



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