



Meadows
Property
Group



STATEMENT OF INFORMATION

4/42 Foam Street, ELWOOD

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

4/42 Foam Street Elwood VIC 3184

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

6/37 Foam Street Elwood VIC 3184	\$622,000	05-May-21
1/59 Ormond Road Elwood VIC 3184	\$640,000	28-May-21
1/125 Glen Huntly Road Elwood VIC 3184	\$725,000	27-Mar-21

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: 14 October 2021

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6/37 Foam Street Elwood VIC 3184 Sold Price **\$622,000** Sold Date **05-May-21**
Distance **0.07km**

2 1 1



1/59 Ormond Road Elwood VIC 3184 Sold Price **\$640,000** Sold Date **28-May-21**
Distance **0.55km**

2 1 1

Notes from your agent

This property sold for \$640,000. Positioned on the ground floor, it did not attract a great deal of natural sunlight.

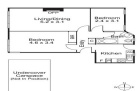


1/125 Glen Huntly Road Elwood VIC 3184 Sold Price **\$725,000** Sold Date **27-Mar-21**
Distance **0.56km**

2 1 1

Notes from your agent

This property is virtually the same as the property above, however achieved a significantly higher result because it was furnished and presented well. Buyers will discount your property if it is not presented well. This is a classic example of one achieving a much better result purely due to presentation.



5/139 Glen Huntly Road Elwood VIC 3184 Sold Price **\$652,000** Sold Date **21-May-21**
Distance **0.57km**

2 1 1



8/4 Ruskin Street Elwood VIC 3184 Sold Price ^{RS} **\$650,000** Sold Date **06-Sep-21**
Distance **-**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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