

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

7/46 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Elwood

Period - From 15/02/2020 to 14/02/2021 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	6/26 Ruskin St ELWOOD 3184	\$560,000	21/11/2020
2	8/41 Byron St ELWOOD 3184	\$510,000	18/12/2020
3			

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.~~

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7/46 Foam Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

15/02/2020 - 14/02/2021: \$660,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/26 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$560,000

Method: Private Sale

Date: 21/11/2020

Property Type: Apartment



8/41 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment

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.

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