

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

3/46 Foam Street, Elwood Vic 3184

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2018

to

31/12/2018

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	1/4 Southey Ct ELWOOD 3184	\$615,000	23/02/2019
2	9/45 Spray St ELWOOD 3184	\$610,000	05/03/2019
3	4/26 Beach Av ELWOOD 3184	\$600,000	26/03/2019

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.~~

3/46 Foam Street, Elwood Vic 3184

Chisholm & Gamon

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Indicative Selling Price

\$600,000

Median Unit Price

December quarter 2018: \$625,000



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/4 Southey Ct ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$615,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment

Land Size: 623 sqm approx



9/45 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Sold Before Auction

Date: 05/03/2019

Rooms: 3

Property Type: Apartment



4/26 Beach Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 26/03/2019

Rooms: 3

Property Type: Apartment