

# 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 2/51 Foam Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$760,000

### Median sale price

Median price \$686,000

Property type Unit

Suburb Elwood

Period - From 01/04/2022

to

30/06/2022

Source REIV

### Comparable property sales

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
1/15 Beach Avenue, Elwood	\$751,000	04/06/2022
10/14 Broadway, Elwood	\$760,000	06/04/2022
3/95-97 Tennyson Street, Elwood	\$757,500	26/02/2022

This Statement of Information was prepared on: 30 July 2022