

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

7/45 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$767,750

Property Type Unit

Suburb Elwood

Period - From 01/10/2021

to 31/12/2021

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	8/119 Tennyson St ELWOOD 3184	\$551,500	01/10/2021
2	3/9 Foam St ELWOOD 3184	\$540,000	05/10/2021
3	6/157 Brighton Rd ELWOOD 3184	\$515,000	22/11/2021

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:

24/03/2022 10:18



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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

December quarter 2021: \$767,750

Property Type: Unit

Agent Comments

Comparable Properties

**8/119 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$551,500**Method:** Sold Before Auction**Date:** 01/10/2021**Property Type:** Unit**3/9 Foam St ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$540,000**Method:** Private Sale**Date:** 05/10/2021**Property Type:** Apartment**6/157 Brighton Rd ELWOOD 3184 (VG)**

Agent Comments

1 - -

Price: \$515,000**Method:** Sale**Date:** 22/11/2021**Property Type:** Strata Flat - Single OYO Flat