

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

3/25a Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$800,000

&

\$820,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 02/11/2019

to

01/11/2020

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	4/38 Ormond Rd ELWOOD 3184	\$830,000	28/08/2020
2	4/15 Dickens St ELWOOD 3184	\$823,000	04/07/2020
3	1/59 Shelley St ELWOOD 3184	\$821,444	09/07/2020

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:

02/11/2020 18:01

3/25a Foam Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$800,000 - \$820,000

Median Unit Price

02/11/2019 - 01/11/2020: \$680,000



2 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



4/38 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 28/08/2020

Property Type: Apartment



4/15 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$823,000

Method: Auction Sale

Date: 04/07/2020

Property Type: Apartment



1/59 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$821,444

Method: Private Sale

Date: 09/07/2020

Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.