Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/46 Foam Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$595,000		&		\$650,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	02/05/2024	to	01/05/2025		So	urce	Property	y Data

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.

Add	dress of comparable property	Price	Date of sale
1	1/493 St Kilda St ELWOOD 3184	\$635,000	15/12/2024
2	1/17 Dickens St ELWOOD 3184	\$635,100	07/12/2024
3	1/22 Gibbs St BALACLAVA 3183	\$600,000	31/10/2024

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:

02/05/2025 12:58



BigginScott^{*}

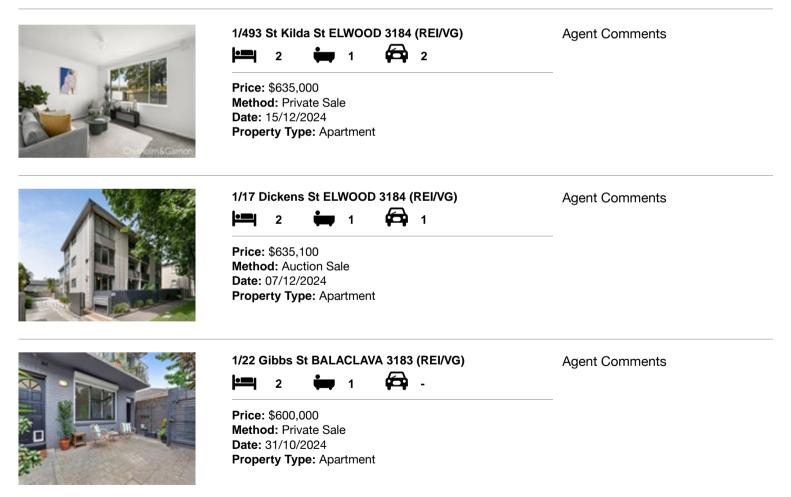




Rooms: 3 Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$595,000 - \$650,000 Median Unit Price 02/05/2024 - 01/05/2025: \$650,000

Comparable Properties



Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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