

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

13 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price \$2,362,500 Property Type House Suburb Elwood

Period - From 02/10/2022 to 01/10/2023 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	38a Foam St ELWOOD 3184	\$3,005,000	02/09/2023
2	12 Glen Huntly Rd ELWOOD 3184	\$3,000,000	07/06/2023
3			

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: 02/10/2023 11:28



 4  2  3

Property Type: House (Res)

Land Size: 519 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

02/10/2022 - 01/10/2023: \$2,362,500

Comparable Properties



38a Foam St ELWOOD 3184 (REI)

Agent Comments

 4  2  2

Price: \$3,005,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



12 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,000,000

Method: Private Sale

Date: 07/06/2023

Property Type: House (Res)

Land Size: 380 sqm approx

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.