

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

3/27 FOAM STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,500

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

5/10 WILTON GROVE ELWOOD VIC 3184	\$1,310,000	24-Dec-22
4/115 ADDISON STREET ELWOOD VIC 3184	\$1,350,000	19-Nov-22
3/43 ORMOND ROAD ELWOOD VIC 3184	\$1,300,000	22-Feb-23

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 6 months.~~

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**5/10 WILTON GROVE ELWOOD
 VIC 3184**

3 2 1

Sold Price **\$1,310,000** Sold Date **24-Dec-22**

Distance **1.03km**



**4/115 ADDISON STREET ELWOOD
 VIC 3184**

3 1 1

Sold Price **\$1,350,000** Sold Date **19-Nov-22**

Distance **1.1km**



**3/43 ORMOND ROAD ELWOOD
 VIC 3184**

2 2 1

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **22-Feb-23**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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