

## 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

104/1-3 FOAM STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2023

to

31 Mar 2024

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

203/29 FOAM STREET ELWOOD VIC 3184	\$1,100,000	04-Dec-23
101/114-116 TENNYSON STREET ELWOOD VIC 3184	\$1,350,000	25-Nov-23
6/47 ORMOND ESPLANADE ELWOOD VIC 3184	\$1,055,000	22-Dec-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.

This Statement of Information was prepared on: 09 April 2024



**203/29 FOAM STREET ELWOOD  
VIC 3184**

2 2 1

Sold Price **\$1,100,000** Sold Date **04-Dec-23**

Distance **0.41km**



**101/114-116 TENNYSON STREET  
ELWOOD VIC 3184**

2 2 2

Sold Price **\$1,350,000** Sold Date **25-Nov-23**

Distance **0.59km**



**6/47 ORMOND ESPLANADE  
ELWOOD VIC 3184**

2 2 2

Sold Price <sup>RS</sup> **\$1,055,000** <sup>UN</sup> Sold Date **22-Dec-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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