

# 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

4 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)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,625,000 Property Type House Suburb Elwood

Period - From 24/04/2022 to 23/04/2023 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	89b Ruskin St ELWOOD 3184	\$1,916,000	28/10/2022
2	148 Head St BRIGHTON 3186	\$1,900,000	25/03/2023
3	160 Ormond Rd ELWOOD 3184	\$1,850,000	15/04/2023

**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:

24/04/2023 10:10



3   2   1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

24/04/2022 - 23/04/2023: \$2,625,000

## Comparable Properties



**89b Ruskin St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,916,000

**Method:** Sold Before Auction

**Date:** 28/10/2022

**Property Type:** House (Res)

**Land Size:** 200 sqm approx



**148 Head St BRIGHTON 3186 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)



**160 Ormond Rd ELWOOD 3184 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Land Size:** 272 sqm approx

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372