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	16/25 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between $260,000 & $280,000

Median sale price

Median price $686,500 Property Type Unit Suburb Elwood

Period - From 01/01/2022 to 31/03/2022 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	3/37 Nepean Hwy ELSTERNWICK 3185	$299,999	16/04/2022
2	16/49 Clarence St ELSTERNWICK 3185	$289,000	27/01/2022
3	5/2 Goathlands St ST KILDA EAST 3183	$270,000	10/03/2022

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: 20/06/2022 15:32

16/25 Foam Street, Elwood Vic 3184



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$260,000 - $280,000
Median Unit Price
March quarter 2022: $686,500

Comparable Properties



3/37 Nepean Hwy ELSTERNWICK 3185 (VG)

2 - -

Price: $299,999
Method: Sale
Date: 16/04/2022
Property Type: Strata Unit/Flat

Agent Comments



16/49 Clarence St ELSTERNWICK 3185 (REI/VG)

1 1 1

Price: $289,000
Method: Private Sale
Date: 27/01/2022
Property Type: Apartment

Agent Comments



5/2 Goathlands St ST KILDA EAST 3183 (VG)

1 - -

Price: $270,000
Method: Sale
Date: 10/03/2022
Property Type: Strata Unit/Flat

Agent Comments

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

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