Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prop	erty offered for	sale									
	Address cluding suburb or ality and postcode	8/5a Rusden Street, Elsternwick Vic 3185									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$300,000 & \$330						\$330,00	0				
Median sale price											
Median price \$560,000 Property Type Unit Sub				Subur	Elsternwick						
Period - From 01/07/2022 to				30/09/2022	2 Source REIV			REIV			
Comparable property sales (*Delete A or B below as applicable)											
A*	These are the three properties sold within five kilometres of the property for sale in the last- eighteen 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	5/2 Liscard St ELSTERNWICK 3185								\$328,000	27/07/2022	
2	4/53a Tennyson St ELWOOD 3184								\$307,500	26/08/2022	
3						ħ)				-	
OR	-			7				•			
B*	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.										
	This Statement of Information was prepared on:							on:	09/11/2022 12:00		









Rooms: 3 Property Type: Apartment

Agent Comments

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price**

September quarter 2022: \$560,000

Comparable Properties



5/2 Liscard St ELSTERNWICK 3185 (REI/VG)





Price: \$328,000 Method: Private Sale Date: 27/07/2022 Property Type: Apartment

4/53a Tennyson St ELWOOD 3184 (REI/VG)

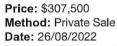






Agent Comments

Agent Comments



Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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