

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8/5a Rusden Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2022

to

30/09/2022

Source

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			

OR

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:

09/11/2022 12:00



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**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)** **Agent Comments**

1 1 1

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



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

1 1 1

**Price:** \$307,500  
**Method:** Private Sale  
**Date:** 26/08/2022  
**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.