

## 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

2/3-5 COLERIDGE 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2021

to

31 Mar 2022

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

5/321 BARKLY STREET ELWOOD VIC 3184	\$550,000	05-Mar-22
5/51 RUSKIN STREET ELWOOD VIC 3184	\$515,000	09-Mar-22
7/37 TENNYSON STREET ELWOOD VIC 3184	\$532,000	13-Mar-22

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: 06 April 2022



**5/321 BARKLY STREET ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$550,000** <sup>UN</sup>

Sold Date **05-Mar-22**

2 1 1

Distance **1.42km**



**5/51 RUSKIN STREET ELWOOD VIC  
3184**

Sold Price

<sup>RS</sup> **\$515,000** <sup>UN</sup>

Sold Date **09-Mar-22**

2 1 1

Distance **1.11km**



**7/37 TENNYSON STREET ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$532,000** <sup>UN</sup>

Sold Date **13-Mar-22**

2 1 1

Distance **0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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