

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

6/8 ROBERT STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2024

to

31 Dec 2024

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

17/40 ORMOND ROAD ELWOOD VIC 3184	\$330,000	20-Sep-24
14/86-88 RUSKIN STREET ELWOOD VIC 3184	\$340,000	03-Aug-24
11/2 GOATHLANDS STREET ST KILDA EAST VIC 3183	\$333,333	10-Sep-24

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: 31 January 2025

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**17/40 ORMOND ROAD ELWOOD
 VIC 3184**

1 1 1

Sold Price **\$330,000** Sold Date **20-Sep-24**

Distance **0.79km**



**14/86-88 RUSKIN STREET
 ELWOOD VIC 3184**

1 1 1

Sold Price **\$340,000** Sold Date **03-Aug-24**

Distance **0.89km**



**11/2 GOATHLANDS STREET ST
 KILDA EAST VIC 3183**

1 1 1

Sold Price **\$333,333** Sold Date **10-Sep-24**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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