

## 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

4/18 TIUNA GROVE 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 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

4/123-125 RUSKIN STREET ELWOOD VIC 3184	\$780,000	05-Jun-24
6/35 BYRON STREET ELWOOD VIC 3184	\$795,000	07-Aug-24
4/5 SOUTHEY COURT ELWOOD VIC 3184	\$800,000	04-Oct-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: 14 October 2024

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**4/123-125 RUSKIN STREET  
 ELWOOD VIC 3184**

2 1 1

Sold Price **\$780,000** Sold Date **05-Jun-24**

Distance **0.38km**



**6/35 BYRON STREET ELWOOD VIC 3184**

2 1 -

Sold Price **\$795,000** Sold Date **07-Aug-24**

Distance **0.95km**



**4/5 SOUTHEY COURT ELWOOD  
 VIC 3184**

2 1 -

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **04-Oct-24**

Distance **1.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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