

## 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

78 ADDISON 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

\$2,350,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,175,000

Property type

House

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 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

71 RUSKIN STREET ELWOOD VIC 3184	\$2,400,000	18-Apr-24
341 BARKLY STREET ELWOOD VIC 3184	\$2,350,000	27-Dec-23
26 ROTHESAY AVENUE ELWOOD VIC 3184	\$2,445,000	02-Mar-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.~~

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**71 RUSKIN STREET ELWOOD VIC 3184**

Sold Price **\$2,400,000<sup>UN</sup>** Sold Date **18-Apr-24**

- - -

Distance **0.21km**



**341 BARKLY STREET ELWOOD VIC 3184**

Sold Price **\$2,350,000** Sold Date **27-Dec-23**

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Distance **0.22km**



**26 ROTHESAY AVENUE ELWOOD VIC 3184**

Sold Price **<sup>RS</sup>\$2,445,000** Sold Date **02-Mar-24**

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Distance **0.75km**

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

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