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	4/2a Rusden Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $650,000

Median sale price

Median price $685,000 Property Type Unit Suburb Elsternwick

Period - From 07/06/2021 to 06/06/2022 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 18 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	11/76 Orrong Rd ELSTERNWICK 3185	$700,000	29/04/2022
2	101/242 Glen Huntly Rd ELSTERNWICK 3185	$651,000	13/04/2022
3	7/125 Glen Huntly Rd ELWOOD 3184	$625,000	14/05/2022

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 18 months.~~

This Statement of Information was prepared on: 07/06/2022 11:25

4/2a Rusden Street, Elsternwick Vic 3185



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
07/06/2021 - 06/06/2022: $685,000

Comparable Properties



11/76 Orrong Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Apartment

Agent Comments



101/242 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

2 1 2

Price: $651,000
Method: Sold Before Auction
Date: 13/04/2022
Property Type: Apartment

Agent Comments



7/125 Glen Huntly Rd ELWOOD 3184 (REI)

2 1 1

Price: $625,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

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