

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

9 ROTHESAY AVENUE 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

or range
between

\$2,250,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,142,500

Property type

House

Suburb

Elwood

Period-from

01 Jul 2023

to

30 Jun 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

26 ROTHESAY AVENUE ELWOOD VIC 3184	\$2,445,000	02-Mar-24
71 RUSKIN STREET ELWOOD VIC 3184	\$2,400,000	18-Apr-24
78 ADDISON STREET ELWOOD VIC 3184	\$2,400,000	23-Jun-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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Nicole Prime
 P 0395256653
 M 0418940962
 E Nicoleprime@mcgrath.com.au



26 ROTHESAY AVENUE ELWOOD VIC 3184

Sold Price ^{RS} **\$2,445,000** Sold Date **02-Mar-24**

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Distance **0.08km**



71 RUSKIN STREET ELWOOD VIC 3184

Sold Price **\$2,400,000**^{UN} Sold Date **18-Apr-24**

- - -

Distance **0.65km**



78 ADDISON STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$2,400,000** Sold Date **23-Jun-24**

3 2 -

Distance **0.84km**

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

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