












## Ellerslie

### Residential Sales Statistics – December 2022

	Address and details	Sale Price	CV (2020)	% Sale Price vs CV	Unconditional Date	Land Area (m <sup>2</sup> )	Days on Market
	<b>57 Michaels Avenue</b> 4 Bedrooms Floor area: 200m <sup>2</sup>	\$1,850,000	\$2,075,000	-10%	02/12/22	267m <sup>2</sup>	94
	<b>12A Rockfield Road</b> 4 Bedrooms Floor area: 169m <sup>2</sup>	\$1,525,000	\$920,000	+65%	15/12/22	169m <sup>2</sup>	42
	<b>4/15 Lonsdale Street</b> 3 Bedrooms Floor area: 140m <sup>2</sup>	\$1,330,000	\$1,340,000	-1%	19/12/22	Crosslease Title	45
	<b>101A Marua Road</b> 3 Bedrooms Floor area: 126m <sup>2</sup>	\$1,300,000	\$1,425,000	-8%	07/12/22	355m <sup>2</sup>	34
	<b>10 Carrs Place</b> 2 Bedrooms Floor area: 80m <sup>2</sup>	\$957,000	\$1,400,000	-31%	07/12/22	Crosslease Title	43
	<b>19A Vause Street</b> 3 Bedrooms Floor area: 126m <sup>2</sup>	\$902,000	\$1,220,000	-26%	07/12/22	Unit Title	50
	<b>7A Laud Avenue</b> 2 Bedrooms Floor area: 85m <sup>2</sup>	\$835,826	\$1,300,000	-35%	15/12/22	Crosslease Title	N/A
	<b>1/21 Ballarat Street</b> 3 Bedrooms Floor area: 70m <sup>2</sup>	\$688,500	\$860,000	-19%	21/12/22	Unit Title	25
	<b>2/21 Ballarat Street</b> 1 Bedrooms Floor area: 40m <sup>2</sup>	\$490,000	\$670,000	-26%	21/12/22	Unit Title	28