

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
69 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,050,000 House Unit Suburb Elwood

Period - From 01/04/2018 to 31/03/2019 Source REIV

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 six 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	70 Goldsmith St ELWOOD 3184	\$1,870,000	11/05/2019
2	18 Ruskin St ELWOOD 3184	\$1,860,000	01/06/2019
3	18 Addison St ELWOOD 3184	\$1,790,000	20/01/2019

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 six months.



3 2 2

Rooms:
Property Type: House (Res)
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending March 2019: \$2,050,000

Comparable Properties



70 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,870,000
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)



18 Ruskin St ELWOOD 3184 (REI)

Agent Comments

3 2 1

300sqm

Price: \$1,860,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)



18 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 2

Price: \$1,790,000
Method: Private Sale
Date: 20/01/2019
Rooms: 4
Property Type: House (Res)
Land Size: 322 sqm approx