

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	69 Ruskin Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000
nalige between	φ1,600,000	α	\$1,900,000

Median sale price

Median price	\$2,050,000	Hou	ise X	Unit		Suburb	Elwood
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

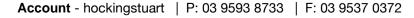
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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hockingstuart







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)

1 3

Price: \$1,870,000 Method: Auction Sale Date: 11/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments



18 Ruskin St ELWOOD 3184 (REI)





Agent Comments

300sqm

Price: \$1,860,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res)



18 Addison St ELWOOD 3184 (REI/VG)

1 3





Price: \$1,790,000 Method: Private Sale Date: 20/01/2019

Rooms: 4

Property Type: House (Res) Land Size: 322 sqm approx

Agent Comments

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