#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price	\$560,000
Sirigle price	Ψ500,000

#### Median sale price

Median price	\$647,500	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/07/2024	to	30/09/2024	Sc	ource	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	2/51 Ruskin St ELWOOD 3184	\$550,000	19/10/2024
2	5/10 Austin Av ELWOOD 3184	\$575,000	24/08/2024
3	10/45 Ruskin St Fl WOOD 3184	\$565,000	07/08/2024

#### 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.

This Statement of Information was prepared on:	21/10/2024 15:04











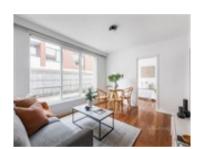
Property Type: Apartment **Agent Comments** 

### Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

**Indicative Selling Price** \$560,000 **Median Unit Price** September quarter 2024: \$647,500

## Comparable Properties



2/51 Ruskin St ELWOOD 3184 (REI)

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Price: \$550,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit

Agent Comments



5/10 Austin Av ELWOOD 3184 (REI)

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Price: \$575,000 Method: Private Sale Date: 24/08/2024

Property Type: Apartment

**Agent Comments** 



10/45 Ruskin St ELWOOD 3184 (REI)

**-**2





Price: \$565,000 Method: Private Sale Date: 07/08/2024

Property Type: Apartment

**Agent Comments** 

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



