

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

1/26 Ruskin Street 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2020

to

31 May 2021

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

1/2 Bendigo Avenue Elwood VIC 3184	\$678,000	15-May-21
2/61 Ormond Road Elwood VIC 3184	\$650,000	04-Mar-21
2/6 Scott Street Elwood VIC 3184	\$667,000	29-Jan-21

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.~~

This Statement of Information was prepared on: 17 June 2021



1/2 Bendigo Avenue Elwood VIC 3184

Sold Price

^{RS} \$678,000

Sold Date

15-May-21

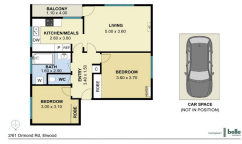
2

1

1

Distance

0.89km



2/61 Ormond Road Elwood VIC 3184

Sold Price

\$650,000

Sold Date

04-Mar-21

2

1

1

Distance

0.91km



2/6 Scott Street Elwood VIC 3184

Sold Price

\$667,000

Sold Date

29-Jan-21

2

1

1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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