

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

43A 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

\$1,575,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,050,000

Property type

House

Suburb

Elwood

Period-from

01 Mar 2020

to

28 Feb 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

31 John Street Elwood VIC 3184	\$1,580,000	16-Oct-20
26 Rosamond Street Balaclava VIC 3183	\$1,640,000	12-Dec-20
501A St Kilda Street Elwood VIC 3184	\$1,675,000	13-Nov-20

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 March 2021

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31 John Street Elwood VIC 3184

Sold Price

\$1,580,000

Sold Date

16-Oct-20

3 2 2

Distance

0.55km



26 Rosamond Street Balaclava VIC 3183

Sold Price

^{RS} **\$1,640,000**

Sold Date

12-Dec-20

3 2 2

Distance

1.1km



501A St Kilda Street Elwood VIC 3184

Sold Price

\$1,675,000

Sold Date

13-Nov-20

3 2 2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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