### 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	2/45 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 \$550,000 &	\$580,000	
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#### Median sale price

Median price	\$670,000	Pro	perty Type	Unit		Suburb	Elwood
Period - From	18/12/2023	to	17/12/2024		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	1/503 St Kilda St ELWOOD 3184	\$580,000	25/11/2024
2	6/3 Avoca Av ELWOOD 3184	\$550,000	09/11/2024
3	2/51 Ruskin St ELWOOD 3184	\$550,000	19/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2024 16:30











**Property Type:** Apartment Agent Comments

## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$550,000 - \$580,000 Median Unit Price 18/12/2023 - 17/12/2024: \$670,000

## Comparable Properties



1/503 St Kilda St ELWOOD 3184 (REI)





1

Price: \$580,000 Method: Private Sale Date: 25/11/2024

Property Type: Apartment

**Agent Comments** 



6/3 Avoca Av ELWOOD 3184 (REI)





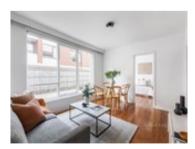


1

Agent Comments

**Price:** \$550,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: Apartment



2/51 Ruskin St ELWOOD 3184 (REI)

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





1

Agent Comments

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



