

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

80 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,162,500

Property Type House

Suburb Elwood

Period - From 01/07/2020

to 30/09/2020

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.~~

Address of comparable property		Price	Date of sale
1	23 Meredith St ELWOOD 3184	\$1,676,000	05/11/2020
2	288 Barkly St ELWOOD 3184	\$1,620,000	16/10/2020
3			

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:

16/12/2020 11:22

80 Ruskin Street, Elwood Vic 3184



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2020: \$2,162,500

Comparable Properties



23 Meredith St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,676,000

Method: Expression of Interest

Date: 05/11/2020

Property Type: House

Land Size: 289 sqm approx



288 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 -

Price: \$1,620,000

Method: Sold After Auction

Date: 16/10/2020

Property Type: House (Res)

Land Size: 221 sqm approx

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.

Account - Pride Real Estate Prahran | P: 03 9510 9777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.