

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

8/26 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/51 RUSKIN STREET ELWOOD VIC 3184	\$542,500	23-Jun-21
5/51 RUSKIN STREET ELWOOD VIC 3184	\$515,000	09-Mar-22

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: 25 July 2022



4/51 RUSKIN STREET ELWOOD VIC 3184 Sold Price **\$542,500** Sold Date **23-Jun-21**

 2  1  1

Distance **0.12km**



5/51 RUSKIN STREET ELWOOD VIC 3184 Sold Price **\$515,000** Sold Date **09-Mar-22**

 2  1  1

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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