

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	60 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 \$2,100,000	&	\$2,300,000
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#### Median sale price

Median price	\$2,134,000	Hou	ise X	Unit		Suburb	Elwood
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

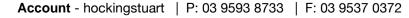
#### Comparable property sales (\*Delete A or B below as applicable)

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	64a Spray St ELWOOD 3184	\$2,360,000	30/03/2018
2	116 Mitford St ELWOOD 3184	\$2,260,000	28/05/2018
3	40 Tennyson St ELWOOD 3184	\$2,210,000	01/05/2018

#### 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.







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## hockingstuart





Rooms:

Property Type: House Land Size: 339 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** Year ending June 2018: \$2,134,000

### Comparable Properties



64a Spray St ELWOOD 3184 (REI/VG)





Price: \$2,360,000

Method: Sold Before Auction

Date: 30/03/2018

Rooms: 6

Property Type: House (Res) Land Size: 276 sqm approx Agent Comments



116 Mitford St ELWOOD 3184 (REI/VG)





Price: \$2,260,000 Method: Private Sale Date: 28/05/2018

Rooms: 6

Property Type: House Land Size: 462 sqm approx **Agent Comments** 



40 Tennyson St ELWOOD 3184 (REI)

**=** 3





Price: \$2,210,000 Method: Private Sale Date: 01/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 473 sqm approx

Agent Comments

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