

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

60 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,134,000 House 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.



3
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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)

Agent Comments

4
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 2

Price: \$2,360,000
Method: Sold Before Auction
Date: 30/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 276 sqm approx



116 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$2,260,000
Method: Private Sale
Date: 28/05/2018
Rooms: 6
Property Type: House
Land Size: 462 sqm approx



40 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3
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 1

Price: \$2,210,000
Method: Private Sale
Date: 01/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 473 sqm approx