

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

12/4 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

to 30/09/2024

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 | 1/485 St Kilda St ELWOOD 3184 | \$400,000 | 03/09/2024 |
| 2 | 7/8 Pine Av ELWOOD 3184 | \$410,000 | 27/08/2024 |
| 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:

23/10/2024 11:30

12/4 Ruskin Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$395,000

Median Unit Price

September quarter 2024: \$647,500



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/485 St Kilda St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 03/09/2024

Property Type: Apartment



7/8 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$410,000

Method: Sold Before Auction

Date: 27/08/2024

Property Type: Unit

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



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