Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 58 Ruskin Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$2,210,000	Pro	Property Type Hous		se		Suburb	Elwood
Period - From	02/04/2023	to	01/04/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13 Foam St ELWOOD 3184	\$3,300,000	28/10/2023
2	369 Barkly St ELWOOD 3184	\$3,100,000	21/11/2023
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:

02/04/2024 15:17



Chisholm&Gamon

Sam Gamon 03 9531 1245





Property Type: House **Land Size:** 345 sqm approx Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

\$3,000,000 - \$3,300,000 **Median House Price** 02/04/2023 - 01/04/2024: \$2,210,000

Comparable Properties



Price: \$3,300,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 519 sqm approx

4

Agent Comments

369 Barkly St ELWOOD 3184 (REI)

13 Foam St ELWOOD 3184 (REI/VG)

2

6 3

6 2

5 🙀 2

Price: \$3,100,000 Method: Private Sale Date: 21/11/2023 Property Type: House Agent Comments

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

propertydata



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