

# 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 65 Ruskin Street, Elwood, VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,900,000 & \$3,150,000

### Median sale price

Median price \$2,194,444 Property type House Suburb ELWOOD  
Period - From 24/04/2023 to 23/04/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	82 Tennyson Street Elwood Vic 3184	\$3,176,000	2024-04-14
2	76 Chaucer Street St Kilda Vic 3182	\$2,925,000	2024-03-02
3	2 Kendall Street Elwood Vic 3184	\$2,910,000	2024-02-10

This Statement of Information was prepared on: 24/04/2024

