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	61 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Single price $2,150,000

Median sale price

Median price $2,460,000 Property Type House Suburb Elwood

Period - From 01/07/2021 to 30/06/2022 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	9 The Avenue BALACLAVA 3183	$2,200,000	18/06/2022
2	36 Mason Av ELWOOD 3184	$2,200,000	02/04/2022
3	97 Mitford St ELWOOD 3184	$2,125,000	01/03/2022

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: 09/08/2022 12:04

61 Ruskin Street, Elwood Vic 3184



3 1 2

Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000
Median House Price
Year ending June 2022: $2,460,000

Comparable Properties



9 The Avenue BALACLAVA 3183 (REI)

3 1 2

Price: $2,200,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments



36 Mason Av ELWOOD 3184 (REI/VG)

3 2 1

Price: $2,200,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 249 sqm approx

Agent Comments



97 Mitford St ELWOOD 3184 (REI/VG)

3 2 2

Price: $2,125,000
Method: Private Sale
Date: 01/03/2022
Property Type: House
Land Size: 189 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.