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	2/51 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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	9/3-5 Coleridge St ELWOOD 3184	$508,000	12/09/2024
2	8/217 Brighton Rd ELWOOD 3184	$525,000	11/07/2024
3	12/113 Addison St ELWOOD 3184	$540,000	07/06/2024

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: 01/10/2024 11:06

2/51 Ruskin Street, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending June 2024: $690,750

Comparable Properties



9/3-5 Coleridge St ELWOOD 3184 (REI)

2 1 1

Price: $508,000
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment

Agent Comments



8/217 Brighton Rd ELWOOD 3184 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 11/07/2024
Property Type: Unit

Agent Comments



12/113 Addison St ELWOOD 3184 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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