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<br>Including suburb and postcode | 6/51 Ruskin Street, Elwood Vic 3184 |

## Indicative selling price

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

Single price $519,000

## Median sale price

Median price $650,000 Property Type Unit Suburb Elwood

Period - From 17/02/2024 to 16/02/2025 Source Property Data

## 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 | 2/45 Ruskin St ELWOOD 3184 | $560,000 | 29/01/2025 |
| 2 | 2/51 Ruskin St ELWOOD 3184 | $550,000 | 19/10/2024 |
| 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: 17/02/2025 10:52

# 6/51 Ruskin Street, Elwood Vic 3184

FLETCHERS



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$519,000
**Median Unit Price**
17/02/2024 - 16/02/2025: $650,000

## Comparable Properties



**2/45 Ruskin St ELWOOD 3184 (REI)**

2 1 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 29/01/2025
**Property Type:** Apartment

Agent Comments



**2/51 Ruskin St ELWOOD 3184 (REI/VG)**

2 1 1

**Price:** $550,000
**Method:** Auction Sale
**Date:** 19/10/2024
**Property Type:** Unit

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** - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

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