

# 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

58 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 \$3,175,000

### Median sale price

Median price \$2,255,000

Property Type House

Suburb Elwood

Period - From 29/04/2023

to 28/04/2024

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	82 Tennyson St ELWOOD 3184	\$3,176,000	14/04/2024
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:

29/04/2024 11:31

58 Ruskin Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,175,000

Median House Price

29/04/2023 - 28/04/2024: \$2,255,000

## Comparable Properties



82 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 4  3  2

Price: \$3,176,000

Method: Private Sale

Date: 14/04/2024

Property Type: House

Land Size: 534 sqm approx



369 Barkly St ELWOOD 3184 (REI)

Agent Comments

 5  2  2

Price: \$3,100,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

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



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