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

84 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between | $3,000,000 | & | $3,200,000

Median sale price

| Median price | $1,950,000 | Property Type | House | Suburb | Elwood |

| Period - From | 16/09/2018 | to | 15/09/2019 | 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	70 Tennyson St ELWOOD 3184	$3,205,100	25/05/2019
2	28 Kingsley St ELWOOD 3184	$3,050,000	13/05/2019
3	6a Joyce St ELWOOD 3184	$2,995,000	11/08/2019

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: | 16/09/2019 13:45

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Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,200,000
Median House Price
16/09/2018 - 15/09/2019: $1,950,000

Comparable Properties

70 Tennyson St ELWOOD 3184 (REI/VG)

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Price: $3,205,100
Method: Auction Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

28 Kingsley St ELWOOD 3184 (REI/VG)

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Price: $3,050,000
Method: Private Sale
Date: 13/05/2019
Rooms: 7
Property Type: House (Res)
Land Size: 403 sqm approx

Agent Comments

6a Joyce St ELWOOD 3184 (REI)

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Price: $2,995,000
Method: Sold After Auction
Date: 11/08/2019
Property Type: Townhouse (Res)

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748