

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

132 Ruskin Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,525,000

Median sale priceMedian price \$2,013,000 House Unit Suburb Elwood

Period - From 01/04/2017 to 30/06/2017 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	19 Goldsmith St ELWOOD 3184	\$1,572,000	04/08/2017
2	4 Baker St ST KILDA 3182	\$1,499,000	26/07/2017
3	139 Mitford St ELWOOD 3184	\$1,430,000	27/06/2017

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 277 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,525,000
Median House Price
 June quarter 2017: \$2,013,000

Comparable Properties

19 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,572,000
Method: Private Sale
Date: 04/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 308 sqm approx



4 Baker St ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$1,499,000
Method: Sold Before Auction
Date: 26/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 240 sqm approx



139 Mitford St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$1,430,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 237 sqm approx