

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

7/46 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Single price \$668,000

Median sale price

Median price \$552,000 House Unit X Suburb Elwood

Period - From 01/07/2018 to 30/09/2018 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	9/457 St Kilda St ELWOOD 3184	\$680,000	14/07/2018
2	10/35 Dickens St ELWOOD 3184	\$655,000	27/05/2018
3	3/53-55 Mitford St ELWOOD 3184	\$648,500	25/08/2018

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.~~



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



9/457 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: Apartment

Land Size: 852 sqm approx



10/35 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 27/05/2018

Rooms: 3

Property Type: Apartment



3/53-55 Mitford St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$648,500

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: Apartment