

## 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

7/111 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 \$762,500

**Median sale price**

Median price \$648,500

House

Unit

X

Suburb

Elwood

Period - From 01/10/2017

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		
2		
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.

7/111 Ruskin Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

03 9531 1245

0428 454 181

torsten@chisholmgamon.com.au

**Indicative Selling Price**

\$762,500

**Median Unit Price**

Year ending September 2018: \$648,500



 2  1  1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties

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.