

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Oction Trail of the Estate Agents Act 150
Property offered for sale
Address 7/111 Ruskin Street, Elwood Vic 3184 Including suburb and postcode
Indicative selling price
For the meaning of this price see 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.





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> **Indicative Selling Price** \$762,500 **Median Unit Price**

Year ending September 2018: \$648,500





Rooms: Property Type: Apartment Agent Comments

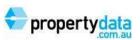
Comparable Properties

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