Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/49 Ruskin Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this I	price see	consumer.	vic.gov.a	u/underqu	uoting
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Single price \$560,000

Median sale price

Median price	\$680,000	Pro	perty Type Unit	t	Suburb	Elwood
Period - From	19/10/2019	to	18/10/2020	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/1a Clarke St ELWOOD 3184	\$595,000	14/05/2020
2	6/3 Browning St ELWOOD 3184	\$590,000	08/05/2020
3	12/17 Dickens St ELWOOD 3184	\$563,400	09/06/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

19/10/2020 17:44





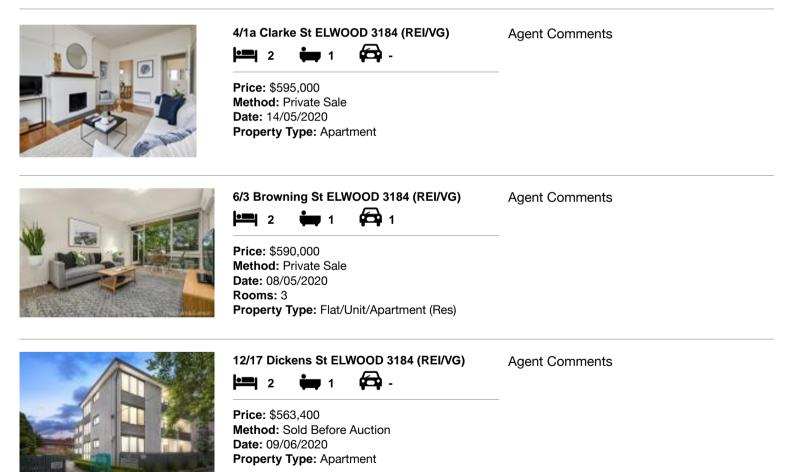
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Rooms: 4 Property Type: Strata Unit/Flat Land Size: 77 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$560,000 Median Unit Price 19/10/2019 - 18/10/2020: \$680,000

Comparable Properties



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.