

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/49 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$680,000

Property Type

Unit

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.

	Address 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



Rooms: 4

Property Type: Strata Unit/Flat

Land Size: 77 sqm approx

Agent Comments

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Indicative Selling Price

\$560,000

Median Unit Price

19/10/2019 - 18/10/2020: \$680,000

Comparable Properties



4/1a Clarke St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 14/05/2020

Property Type: Apartment



6/3 Browning St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 08/05/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)



12/17 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$563,400

Method: Sold Before Auction

Date: 09/06/2020

Property Type: Apartment