

# 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

4/46 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)

Range between \$750,000

&

\$810,000

### Median sale price

Median price \$656,500

Property Type Unit

Suburb Elwood

Period - From 22/12/2019

to 21/12/2020

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	11/35 Dickens St ELWOOD 3184	\$800,000	04/07/2020
2	5/14 Shelley St ELWOOD 3184	\$771,000	24/07/2020
3	6/78 Tennyson St ELWOOD 3184	\$765,000	06/08/2020

**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:

22/12/2020 11:05

Dean Lang  
9536 9202  
0457 588 858  
dlang@bigginscott.com.au

**Indicative Selling Price**

\$750,000 - \$810,000

**Median Unit Price**

22/12/2019 - 21/12/2020: \$656,500



3 Bedrooms 1 Bathroom 1 Car Space

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 104 sqm approx

Agent Comments

## Comparable Properties



**11/35 Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments

2 Bedrooms 1 Bathroom 1 Car Space

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 04/07/2020

**Property Type:** Apartment



**5/14 Shelley St ELWOOD 3184 (VG)**

Agent Comments

2 Bedrooms - Bathroom - Car Space

**Price:** \$771,000

**Method:** Sale

**Date:** 24/07/2020

**Property Type:** Strata Unit/Flat



**6/78 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

2 Bedrooms 1 Bathroom 1 Car Space

**Price:** \$765,000

**Method:** Private Sale

**Date:** 06/08/2020

**Property Type:** Flat/Unit/Apartment (Res)