

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

1/3 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb Elwood

Period - From 01/04/2018

to

30/06/2018

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	7/2 Southey St ELWOOD 3184	\$780,000	02/06/2018
2	2/3 Ormond Esp ELWOOD 3184	\$750,000	16/06/2018
3	2/12 Vautier St ELWOOD 3184	\$719,000	31/05/2018

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.~~

1/3 Ruskin Street, Elwood Vic 3184

Chisholm&Gamon

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2018: \$655,000



1 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



7/2 Southey St ELWOOD 3184 (REI)

2 1 -

Price: \$780,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

Two Bedrooms, larger courtyard



2/3 Ormond Esp ELWOOD 3184 (REI/VG)

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



2/12 Vautier St ELWOOD 3184 (REI/VG)

2 1 1

Price: \$719,000

Method: Private Sale

Date: 31/05/2018

Rooms: -

Property Type: Apartment

Agent Comments