

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

1/45 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 02/04/2023

to 01/04/2024

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	12/16-18 Vautier St ELWOOD 3184	\$550,000	12/02/2024
2	5/8 Spray St ELWOOD 3184	\$546,000	07/10/2023
3	9/41 Scott St ELWOOD 3184	\$540,000	17/02/2024

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.~~

This Statement of Information was prepared on:

02/04/2024 10:56



2 1 1

Property Type: Flat
Agent Comments

Indicative Selling Price
\$535,000

Median Unit Price
02/04/2023 - 01/04/2024: \$680,000

Comparable Properties



12/16-18 Vautier St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment



5/8 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$546,000
Method: Private Sale
Date: 07/10/2023
Property Type: Apartment



9/41 Scott St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Account - Cayzer | P: 03 9699 5999



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