

# 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

2/45 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 \$570,000 & \$600,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 14/11/2023 to 13/11/2024 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	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024
2	5/10 Austin Av ELWOOD 3184	\$575,000	24/08/2024
3	10/3 Browning St ELWOOD 3184	\$580,000	21/08/2024

**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:

14/11/2024 14:47



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

14/11/2023 - 13/11/2024: \$670,000

## Comparable Properties



**5/48 Spray St ELWOOD 3184 (REI)**

Agent Comments

2 1 1

**Price:** \$604,000

**Method:** Sold Before Auction

**Date:** 23/10/2024

**Property Type:** Apartment



**5/10 Austin Av ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 24/08/2024

**Property Type:** Apartment



**10/3 Browning St ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 21/08/2024

**Property Type:** Unit