

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	6/86 Ruskin St ELWOOD 3184	\$385,000	24/08/2017
2	10/4 Poets Gr ELWOOD 3184	\$350,000	03/08/2017
3	3/65 Ormond Rd ELWOOD 3184	\$343,999	18/09/2017

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.



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$385,000  
**Median Unit Price**  
 Year ending September 2017: \$631,000

## Comparable Properties



6/86 Ruskin St ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 24/08/2017  
**Rooms:** -  
**Property Type:** Apartment



10/4 Poets Gr ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 03/08/2017  
**Rooms:** 2  
**Property Type:** Apartment



3/65 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

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**Price:** \$343,999  
**Method:** Private Sale  
**Date:** 18/09/2017  
**Rooms:** 2  
**Property Type:** Unit