

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending March 2017: \$1,842,500



3 2.5 2

Rooms: 4

Property Type: Townhouse

Land Size: 103 sqm approx

Agent Comments

Comparable Properties



3/23 Foster St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$1,000,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 3

Property Type: Townhouse (Res)



1/15 Albion St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$940,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 4

Property Type: Townhouse (Res)

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.

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

4/19 Ruskin Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$1,842,500

House

X

Suburb

Elwood

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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.