

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Ruskis Place, Newstead Vic 3462

### Indicative selling price

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

Single price \$595,000

### Median sale price

Median price \$570,000

Property Type House

Suburb Newstead

Period - From 09/10/2023

to 08/10/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Ruskis PI NEWSTEAD 3462	\$570,000	30/04/2024
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

09/10/2024 09:12

4 Ruskis Place, Newstead Vic 3462

**Jellis  
Craig**

Jeremy Bottomley

03 5472 1155

0433 772 033

jeremybottomley@jellisrcraig.com.au

**Indicative Selling Price**

\$595,000

**Median House Price**

09/10/2023 - 08/10/2024: \$570,000



 2  2  1

**Property Type:** Residential House

**Land Size:** 410 sqm approx

Agent Comments

## Comparable Properties



**6 Ruskis PI NEWSTEAD 3462 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** House

**Land Size:** 407 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account - Jellis Craig** | P: 03 5472 1155 | F: 03 5472 3087



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.