

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

2/2 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Elwood

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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

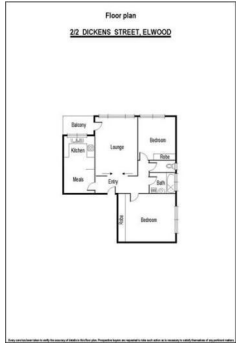
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/38 The Avenue BALACLAVA 3183	\$595,000	26/03/2018
2	2/14 Broadway ELWOOD 3184	\$595,000	09/12/2017
3	11/287 Barkly St ST KILDA 3182	\$557,000	03/03/2018

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.

2/2 Dickens Street, Elwood Vic 3184



2 1 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$585,000
Median Unit Price
March quarter 2018: \$590,000

The subject property has been based on comparable sales within the 1km range and within the previous 6 months for added accuracy. The Reserve price of \$585,000 is also disclosed for added transparency.

Comparable Properties



1/38 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: Apartment



2/14 Broadway ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Apartment



11/287 Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$557,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment