

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

18/5 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2023

to

30/06/2023

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 | 304/95 Ormond Rd ELWOOD 3184 | \$520,000 | 22/05/2023 |
| 2 | 108/122 Ormond Rd ELWOOD 3184 | \$490,000 | 15/06/2023 |
| 3 | 309/95 Ormond Rd ELWOOD 3184 | \$480,000 | 25/03/2023 |

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:

14/08/2023 12:59

18/5 Dickens Street, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au

Indicative Selling Price

\$495,000

Median Unit Price

June quarter 2023: \$690,000



 1  1  1

Property Type: Apartment

Land Size: Approx 53sqm
internally sqm approx

Agent Comments

Comparable Properties

304/95 Ormond Rd ELWOOD 3184 (VG)

Agent Comments

 1  -  -

Price: \$520,000

Method: Sale

Date: 22/05/2023

Property Type: Subdivided Flat - Single OYO
Flat



108/122 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$490,000

Method: Private Sale

Date: 15/06/2023

Property Type: Apartment

309/95 Ormond Rd ELWOOD 3184 (VG)

Agent Comments

 1  -  -

Price: \$480,000

Method: Sale

Date: 25/03/2023

Property Type: Subdivided Flat - Single OYO
Flat

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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