

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 12/82 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$635,000 & \$640,000

Median sale price

Median price \$648,500 House Unit X Suburb Elwood

Period - From 01/10/2017 to 30/09/2018 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	1/35 Dickens St ELWOOD 3184	\$645,000	26/08/2018
2	7/52 Scott St ELWOOD 3184	\$625,000	04/08/2018
3	3/94 Tennyson St ELWOOD 3184	\$612,500	23/04/2018

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.



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$635,000 - \$640,000

Median Unit Price

Year ending September 2018: \$648,500

Comparable Properties



1/35 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$645,000

Method: Auction Sale

Date: 26/08/2018

Rooms: 3

Property Type: Apartment

7/52 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$625,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Apartment



3/94 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

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 1

Price: \$612,500

Method: Sold Before Auction

Date: 23/04/2018

Rooms: 3

Property Type: Apartment