

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 209/12-14 Dickens Street Elwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$849,000

Median Unit Sale Price

\$610,000

Suburb or Locality

Elwood

Period From

August 2016 – July 2017 (Source: CoreLogic)

Comparable property sales

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
G15/12-14 Dickens Street Elwood	\$880,000	3 rd June 2017
G03/12-14 Dickens Street Elwood	\$838,000	22 nd March 2017
210/12-14 Dickens Street Elwood	\$960,000	14 th August 2017