

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

11/82 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$682,500

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2020

to

30/09/2021

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	7/8 Avoca Av ELWOOD 3184	\$652,000	02/07/2021
2	8/4 Ruskin St ELWOOD 3184	\$650,000	06/09/2021
3	11/22 Mitford St ST KILDA 3182	\$636,000	09/10/2021

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:

03/11/2021 08:23



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

Year ending September 2021: \$682,500

Comparable Properties



7/8 Avoca Av ELWOOD 3184 (REI)

Agent Comments

 2  1  2

Price: \$652,000

Method: Private Sale

Date: 02/07/2021

Property Type: Apartment



8/4 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 06/09/2021

Property Type: Apartment



11/22 Mitford St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$636,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Unit