# 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

12/17 Dickens Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$695,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/117 Tennyson St ELWOOD 3184	\$572,500	14/04/2020
2	7/41 Scott St ELWOOD 3184	\$535,000	25/03/2020
3	9/131-133 Glen Eira Rd ST KILDA EAST 3183	\$530,000	02/02/2020

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:

18/05/2020 14:47









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2020: \$695,000

# **Comparable Properties**



5/117 Tennyson St ELWOOD 3184 (REI/VG)



Price: \$572,500 Method: Private Sale Date: 14/04/2020 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$535,000 Method: Private Sale Date: 25/03/2020

Property Type: Apartment

2

Rooms: 3

7/41 Scott St ELWOOD 3184 (REI)



9/131-133 Glen Eira Rd ST KILDA EAST 3183 Agent Comments (REI/VG)



Price: \$530,000 Method: Private Sale Date: 02/02/2020 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.