

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Elwood

Period - From 01/04/2019 to 31/03/2020 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	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)

Agent Comments



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



7/41 Scott St ELWOOD 3184 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 25/03/2020
Rooms: 3
Property Type: Apartment



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

Agent Comments



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