

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

17/5 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$631,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2016

to

30/09/2017

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	3/17 Dickens St ELWOOD 3184	\$500,000	17/06/2017
2	11D/12 Marine Pde ST KILDA 3182	\$495,000	10/11/2017
3	2/3 Goldsmith St ELWOOD 3184	\$488,000	14/10/2017

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.

17/5 Dickens Street, Elwood Vic 3184

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1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
Year ending September 2017: \$631,000

Comparable Properties



3/17 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$500,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 2
Property Type: Apartment



11D/12 Marine Pde ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$495,000
Method: Private Sale
Date: 10/11/2017
Rooms: 2
Property Type: Apartment



2/3 Goldsmith St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$488,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment