

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

3/9 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb Elwood

Period - From 01/01/2018

to

31/03/2018

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	2/46 Ormond Esp ELWOOD 3184	\$420,000	06/04/2018
2	110/7 Greeves St ST KILDA 3182	\$410,000	07/05/2018
3	6/4 Dickens St ELWOOD 3184	\$395,000	16/05/2018



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.

3/9 Dickens Street, Elwood Vic 3184

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 1  1  1
Garage

Rooms:
Property Type: Company Share Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
March quarter 2018: \$590,000

Comparable Properties



2/46 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,000
Method: Sold Before Auction
Date: 06/04/2018
Rooms: -
Property Type: Apartment



110/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$410,000
Method: Private Sale
Date: 07/05/2018
Rooms: -
Property Type: Apartment



6/4 Dickens St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$395,000
Method: Private Sale
Date: 16/05/2018
Rooms: 2
Property Type: Apartment