

## 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 213/12-14 Dickens Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$620,000

#### Median sale price

Median price \$645,000 House Unit X Suburb Elwood

Period - From 01/04/2018 to 31/03/2019 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	8/521 St Kilda St ELWOOD 3184	\$616,500	04/04/2019
2	9/63 Ormond Esp ELWOOD 3184	\$608,000	20/03/2019
3	204/8 Blanche St ST KILDA 3182	\$607,500	11/05/2019

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$620,000  
**Median Unit Price**  
Year ending March 2019: \$645,000

## Comparable Properties



**8/521 St Kilda St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$616,500  
**Method:** Sold Before Auction  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** Apartment



**9/63 Ormond Esp ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$608,000  
**Method:** Private Sale  
**Date:** 20/03/2019  
**Rooms:** 3  
**Property Type:** Apartment



**204/8 Blanche St ST KILDA 3182 (REI)**

**Agent Comments**

2   1   1

**Price:** \$607,500  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Apartment