Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12/35 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000 & \$740,000	Range between	\$700,000	&	\$740,000
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Median sale price

Median price	\$685,000	Pro	perty Type U	Jnit		Suburb	Elwood
Period - From	01/10/2023	to	30/09/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	11/19 Mitford St ST KILDA 3182	\$745,000	21/10/2024
2	3/198a Tennyson St ELWOOD 3184	\$710,000	14/09/2024
3	10/78 Tennyson St ELWOOD 3184	\$750,000	25/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2024 12:49











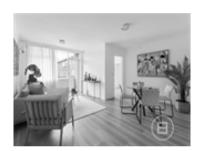
Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$700,000 - \$740,000 **Median Unit Price** Year ending September 2024: \$685,000

Comparable Properties



11/19 Mitford St ST KILDA 3182 (REI)



Agent Comments

Price: \$745,000 Method: Private Sale Date: 21/10/2024

Property Type: Apartment



3/198a Tennyson St ELWOOD 3184 (REI/VG)







Agent Comments

Price: \$710,000 Method: Auction Sale Date: 14/09/2024

Property Type: Apartment



10/78 Tennyson St ELWOOD 3184 (REI/VG)







Price: \$750,000

Date: 25/06/2024 Property Type: Apartment

Method: Private Sale

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



