

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

1/8A DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

2/11 DICKENS STREET ELWOOD VIC 3184	\$1,200,000	23-Nov-21
1/27 DICKENS STREET ELWOOD VIC 3184	\$1,180,000	18-Nov-21
6/1 RUSKIN STREET ELWOOD VIC 3184	\$1,107,000	17-Nov-21

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 6 months.~~

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2/11 DICKENS STREET ELWOOD VIC 3184

2 1 1

Sold Price **\$1,200,000** Sold Date **23-Nov-21**

Distance **0.11km**



1/27 DICKENS STREET ELWOOD VIC 3184

3 1 1

Sold Price **\$1,180,000** Sold Date **18-Nov-21**

Distance **0.27km**



6/1 RUSKIN STREET ELWOOD VIC 3184

2 1 1

Sold Price **\$1,107,000** Sold Date **17-Nov-21**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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