

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

G20/12-14 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$685,000

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	6/95 Tennyson St ELWOOD 3184	\$710,000	19/05/2018
2	14/19 Milton St ELWOOD 3184	\$670,000	24/05/2018
3	23/5 Dickens St ELWOOD 3184	\$669,000	28/03/2018

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.~~



 2  2  1

Rooms:

Property Type:

Agent Comments

Comparable Properties



6/95 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$710,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Apartment



14/19 Milton St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Private Sale

Date: 24/05/2018

Rooms: -

Property Type: Apartment



23/5 Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  2

Price: \$669,000

Method: Private Sale

Date: 28/03/2018

Rooms: -

Property Type: Apartment