

RT Edgar

STATEMENT OF INFORMATION

31st October 2018

Property offered for sale

5/35 Dickens Street, Elwood 3184

Indicative selling price

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

Range
between

\$580,000

& \$630,000

Median sale price

Median price	\$694,000	House	Unit	X	Suburb	Elwood
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Period - From	30/10/2017	to	31/10/2018	Source	REIV
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Comparable property sales

B. RT Edgar Brighton estate agent and Ben Smaczny reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.