

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/35 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)

Range between \$600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 14/19 Milton Street Elwood 3184	\$670,000	24/05/2018
2. 10/35 Dickens Street Elwood 3184	\$655,000	27/05/2018
3. 4/57 Mitford Street Elwood 3184	\$645,000	27/05/2018