

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

2/19a Dickens Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000

&

\$580,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb Elwood

Period - From 01/07/2018

to

30/06/2019

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	1/17 Oak Gr RIPPONLEA 3185	\$579,000	07/04/2019
2	4/18 Shelley St ELWOOD 3184	\$570,000	22/05/2019
3	5/25 Byron St ELWOOD 3184	\$558,000	31/05/2019

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  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/17 Oak Gr RIPPONLEA 3185 (VG)

Agent Comments

 2  -  -

Price: \$579,000

Method: Sale

Date: 07/04/2019

Rooms: -

Property Type: Strata Unit/Flat



4/18 Shelley St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 22/05/2019

Rooms: -

Property Type: Apartment



5/25 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$558,000

Method: Private Sale

Date: 31/05/2019

Rooms: -

Property Type: Apartment