## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	G06/12-14 Dickens Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$474,500

#### Median sale price

Median price \$630,	000 Pro	perty Type	Unit	]	Suburb	Elwood
Period - From 01/07	/2020 to	30/09/2020	S	ource	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

1	409/78 Inkerman St ST KILDA 3182	\$486,200	05/10/2020
2	32/62 Wellington St ST KILDA 3182	\$485,000	29/10/2020
3	210/17 Gordon St ELSTERNWICK 3185	\$470,000	16/11/2020

#### 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.

This Statement of Information was prepared on:	07/12/2020 16:48



Date of sale



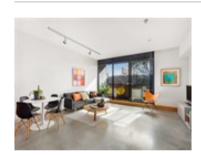




**Property Type: Agent Comments** 

**Indicative Selling Price** \$474,500 **Median Unit Price** September quarter 2020: \$630,000

# Comparable Properties



409/78 Inkerman St ST KILDA 3182 (REI/VG)

Price: \$486,200 Method: Private Sale Date: 05/10/2020

Property Type: Apartment

Agent Comments



32/62 Wellington St ST KILDA 3182 (REI/VG)

Price: \$485,000 Method: Private Sale Date: 29/10/2020

Property Type: Apartment

**Agent Comments** 



210/17 Gordon St ELSTERNWICK 3185 (REI)

Method: Private Sale Date: 16/11/2020

Price: \$470,000

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



