

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

G06/12-14 Dickens Street, Elwood Vic 3184

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

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2020

to

30/09/2020

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	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



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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)

Agent Comments

1 1 1

Price: \$486,200

Method: Private Sale

Date: 05/10/2020

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$485,000

Method: Private Sale

Date: 29/10/2020

Property Type: Apartment



210/17 Gordon St ELSTERNWICK 3185 (REI)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment