

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

9/4 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$673,750

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2019

to

31/12/2019

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	8/55 Foam St ELWOOD 3184	\$410,000	06/03/2020
2	7/82 Westbury St BALACLAVA 3183	\$402,000	13/11/2019
3	7/38 Spray St ELWOOD 3184	\$395,000	11/02/2020

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:

21/04/2020 13:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$419,000

Median Unit Price

Year ending December 2019: \$673,750

Comparable Properties



8/55 Foam St ELWOOD 3184 (REI)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 06/03/2020

Rooms: 2

Property Type: Apartment



7/82 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$402,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Apartment



7/38 Spray St ELWOOD 3184 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 11/02/2020

Property Type: Flat/Unit/Apartment (Res)