Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/4 Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$419,000									
Median sale price										
Median price	\$673,750	Pro	operty Type Unit			Suburb	Elwood			
Period - From	01/01/2019	to	31/12/2019	Sou	rce	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.

Add	dress 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)

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



Price: \$410,000 Method: Sold Before Auction Date: 06/03/2020 Rooms: 2 Property Type: Apartment Agent Comments

Agent Comments



Price: \$402,000 Method: Sold Before Auction Date: 13/11/2019 Property Type: Apartment

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7/38 Spray St ELWOOD 3184 (VG)

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Agent Comments

Price: \$395,000 Method: Sale Date: 11/02/2020 Property Type: Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.