

RT Edgar

STATEMENT OF INFORMATION

25 October 2017

Property offered for sale

22/29 Dickens Street, Elwood 3184

Indicative selling price

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

Range
between \$850,000 & \$890,000

Median sale price

Median price	\$655,000	House		Unit	X	Suburb	Elwood
Period - From	18/07/2017	to	18/10/2017	Source	Propertydata.com.au		

Comparable property sales

A. These are the two properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Graf consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 G06/2 Kinglsey Street, Elwood	\$920,000	04/10/2017
2 8/89 Addison Street, Elwood	\$950,000	13/05/2017
3 6/14 Fulton Street, St Kilda East	\$895,000	02/09/2017