

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

G08/12-14 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,477,500

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Elwood

Period - From

19/04/2020

to

18/04/2021

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	G06/29 Foam St ELWOOD 3184	\$1,460,000	23/12/2020
2	109/2 Pine Av ELWOOD 3184	\$1,451,000	13/03/2021
3	4/19 Dickens St ELWOOD 3184	\$1,390,000	27/03/2021

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:

19/04/2021 10:41



3 2 3

Property Type: Apartment

Agent Comments

Comparable Properties

G06/29 Foam St ELWOOD 3184 (VG)

Agent Comments

3 - -

Price: \$1,460,000

Method: Sale

Date: 23/12/2020

Property Type: Subdivided Flat - Single OYO Flat



109/2 Pine Av ELWOOD 3184 (REI)

Agent Comments

2 2 2

Price: \$1,451,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



4/19 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,390,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 3

Property Type: Apartment