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

12/29 Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$647,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2024	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/11 Dickens St ELWOOD 3184	\$960,000	22/06/2024
2	7/38 Mitford St ELWOOD 3184	\$925,000	15/06/2024
3			

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:

16/10/2024 10:18





Property Type: Apartment Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$900,000 - \$950,000 Median Unit Price September quarter 2024: \$647,500

Comparable Properties



Price: \$960,000 Method: Private Sale Date: 22/06/2024 Property Type: Unit

1/11 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

7/38 Mitford St ELWOOD 3184 (REI/VG)
Agent Comments

Image: 1
Image: 1

Price: \$925,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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