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 7/21a Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$733,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2021	to	30/09/2021		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.

Address of comparable property	Price	Date of sale
1		
2		
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:

18/10/2021 09:46









Property Type: Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

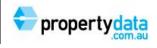
Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price September quarter 2021: \$733,000

Comparable Properties

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 - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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