

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

3/17 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$570,000

&

\$615,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Elwood

Period - From 01/02/2021

to 31/01/2022

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	6/26a Byrne Av ELWOOD 3184	\$587,000	16/09/2021
2	3/2 Pozieres Av ELWOOD 3184	\$575,000	15/11/2021
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:

01/02/2022 14:15

3/17 Dickens Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$570,000 - \$615,000

Median Unit Price

01/02/2021 - 31/01/2022: \$740,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/26a Byrne Av ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$587,000

Method: Private Sale

Date: 16/09/2021

Property Type: Apartment



3/2 Pozieres Av ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$575,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment

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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