

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

4/26 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$715,500

House

Unit

X

Suburb Elwood

Period - From 01/10/2017

to

31/12/2017

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	1/10 May St ELWOOD 3184	\$889,000	19/09/2017
2	1/46 Blessington St ST KILDA 3182	\$870,000	17/01/2018
3	1/12 Pine Av ELWOOD 3184	\$804,000	16/12/2017

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.~~



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/10 May St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$889,000

Method: Private Sale

Date: 19/09/2017

Rooms: -

Property Type: Apartment



1/46 Blessington St ST KILDA 3182 (REI)

Agent Comments

 2  1  -

Price: \$870,000

Method: Private Sale

Date: 17/01/2018

Rooms: -

Property Type: Apartment



1/12 Pine Av ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$804,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Apartment