

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

28 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,056,500

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Elwood

Period - From

11/01/2020

to

10/01/2021

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	32 Milton St ELWOOD 3184	\$2,050,000	12/12/2020
2	1 Lytton St ELWOOD 3184	\$2,050,000	06/10/2020
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:

11/01/2021 10:17



3 2 2

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



32 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$2,050,000

Method: Private Sale

Date: 12/12/2020

Property Type: House

Land Size: 373 sqm approx



1 Lytton St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 -

Price: \$2,050,000

Method: Private Sale

Date: 06/10/2020

Rooms: 6

Property Type: House (Res)

Land Size: 224 sqm approx

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.