

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

5/27 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

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	3/100 Hotham St ST KILDA EAST 3183	\$1,278,000	06/11/2022
2	101/129 Hotham St BALACLAVA 3183	\$1,200,000	23/03/2023
3	201/80 Hotham St ST KILDA EAST 3183	\$1,160,000	28/11/2022

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:

13/04/2023 11:29



3
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,250,000

Median Unit Price
 December quarter 2022: \$640,000

Comparable Properties



3/100 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,278,000
Method: Auction Sale
Date: 06/11/2022
Property Type: Villa



101/129 Hotham St BALACLAVA 3183 (REI)

Agent Comments

3
 2
 2

Price: \$1,200,000
Method: Private Sale
Date: 23/03/2023
Property Type: Apartment



201/80 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,160,000
Method: Private Sale
Date: 28/11/2022
Property Type: Unit

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