

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

6/8a Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

16/11/2019

to

15/11/2020

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	5/21 Milton St ELWOOD 3184	\$873,000	27/06/2020
2	4/38 Ormond Rd ELWOOD 3184	\$830,000	28/08/2020
3	1/59 Shelley St ELWOOD 3184	\$821,444	09/07/2020

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:

16/11/2020 10:39



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/21 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  2

Price: \$873,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 3

Property Type: Apartment



4/38 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$830,000

Method: Private Sale

Date: 28/08/2020

Property Type: Apartment



1/59 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$821,444

Method: Private Sale

Date: 09/07/2020

Property Type: Apartment