

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

6/4 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Elwood

Period - From

01/01/2018

to

31/03/2018

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	7/32 Ormond Rd ELWOOD 3184	\$420,000	28/04/2018
2	15/47 Brighton Rd ST KILDA 3182	\$367,000	24/03/2018
3	8/278 Barkly St ELWOOD 3184	\$366,000	05/05/2018

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.~~



1
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$395,000

Median Unit Price
 March quarter 2018: \$590,000

Comparable Properties



7/32 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1
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Price: \$420,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Unit



15/47 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$367,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: Apartment



8/278 Barkly St ELWOOD 3184 (REI)

Agent Comments

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 1

Price: \$366,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Apartment