

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

7/10 DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

4/8 AVOCA AVENUE ELWOOD VIC 3184	\$595,000	10-Dec-24
12/37 TENNYSON STREET ELWOOD VIC 3184	\$550,000	14-Dec-24
15/68 CHAPEL STREET ST KILDA VIC 3182	\$585,000	10-Oct-24

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 6 months.

This Statement of Information was prepared on: 26 February 2025

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**4/8 AVOCA AVENUE ELWOOD VIC 3184**

Sold Price

\$595,000Sold Date **10-Dec-24** 2  1  1Distance **0.35km****12/37 TENNYSON STREET
ELWOOD VIC 3184**

Sold Price

\$550,000Sold Date **14-Dec-24** 2  1  1Distance **0.57km****15/68 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$585,000Sold Date **10-Oct-24** 2  1  1Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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