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	3/8A Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price $915,000

Median sale price

Median price $665,000 Property Type Unit Suburb Elwood

Period - From 09/04/2022 to 08/04/2023 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	4/34 Gourlay St BALACLAVA 3183	$940,000	10/03/2023
2	14/34 Mitford St ELWOOD 3184	$920,000	25/03/2023
3	3/307 Barkly St ELWOOD 3184	$920,000	24/01/2023

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: 09/04/2023 15:14

3/8A Dickens Street, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$915,000
Median Unit Price
09/04/2022 - 08/04/2023: $665,000

Comparable Properties



4/34 Gourlay St BALACLAVA 3183 (REI)

2 1 1

Price: $940,000
Method: Private Sale
Date: 10/03/2023
Property Type: Townhouse (Single)

Agent Comments



14/34 Mitford St ELWOOD 3184 (REI)

2 1 1

Price: $920,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit

Agent Comments



3/307 Barkly St ELWOOD 3184 (REI/VG)

2 1 1

Price: $920,000
Method: Sold Before Auction
Date: 24/01/2023
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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