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	12a/10 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $767,750 Property Type Unit Suburb Elwood

Period - From 01/10/2021 to 31/12/2021 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	29/24 Milton St ELWOOD 3184	$690,000	12/11/2021
2	5/340 St Kilda Rd ST KILDA 3182	$685,000	12/02/2022
3	1/2 Irymple Av ST KILDA 3182	$641,000	08/10/2021

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: 20/02/2022 17:05

12a/10 Dickens Street, Elwood Vic 3184



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median Unit Price
December quarter 2021: $767,750

Comparable Properties



29/24 Milton St ELWOOD 3184 (REI/VG)

2 1 1

Price: $690,000
Method: Private Sale
Date: 12/11/2021
Property Type: Apartment

Agent Comments



5/340 St Kilda Rd ST KILDA 3182 (REI)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Apartment

Agent Comments



1/2 Irymple Av ST KILDA 3182 (REI/VG)

2 1 1

Price: $641,000
Method: Sold Before Auction
Date: 08/10/2021
Property Type: Apartment

Agent Comments

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

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