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	2/17 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $722,000 Property Type Unit Suburb Elwood

Period - From 01/04/2021 to 31/03/2022 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	109/26-28 Broadway ELWOOD 3184	$661,500	19/03/2022
2	5/7 Coleridge St ELWOOD 3184	$660,000	22/03/2022
3			

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: 27/05/2022 09:29

2/17 Dickens Street, Elwood Vic 3184



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
Year ending March 2022: $722,000

Comparable Properties



109/26-28 Broadway ELWOOD 3184 (REI)

2 2 1

Price: $661,500
Method: Private Sale
Date: 19/03/2022
Property Type: Apartment

Agent Comments



5/7 Coleridge St ELWOOD 3184 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 22/03/2022
Property Type: Apartment

Agent Comments

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.

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

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