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	113/12-14 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price $480,000

Median sale price

Median price $690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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	G01/182 Barkly St ST KILDA 3182	$499,000	10/04/2024
2	4/28 Carlisle St ST KILDA 3182	$500,000	29/02/2024
3	20/10 Mitford St ST KILDA 3182	$510,000	06/02/2024

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: 05/08/2024 11:37

113/12-14 Dickens Street, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000
Median Unit Price
Year ending June 2024: $690,750

Comparable Properties



G01/182 Barkly St ST KILDA 3182 (REI/VG)

2 1 1

Price: $499,000
Method: Private Sale
Date: 10/04/2024
Property Type: Apartment

Agent Comments



4/28 Carlisle St ST KILDA 3182 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

Agent Comments



20/10 Mitford St ST KILDA 3182 (REI/VG)

2 1 1

Price: $510,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: Apartment

Agent Comments

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

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