

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

\$600,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2023

to

31/12/2023

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	5/11 Tiuna Gr ELWOOD 3184	\$625,000	06/04/2024
2	1/113 Addison St ELWOOD 3184	\$610,000	22/02/2024
3	103b/21 Inkerman St ST KILDA 3182	\$595,000	20/02/2024

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:

12/04/2024 11:58



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

December quarter 2023: \$715,000

Comparable Properties



5/11 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Unit



1/113 Addison St ELWOOD 3184 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment



103b/21 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

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