

# 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

20 Dickens Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,550,000

Property Type House

Suburb Elwood

Period - From 01/07/2022

to 30/06/2023

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	9 Kendall St ELWOOD 3184	\$1,995,000	28/02/2023
2	1/61a Tennyson St ELWOOD 3184	\$1,951,000	14/05/2023
3	2/489 St Kilda St ELWOOD 3184	\$1,937,500	04/04/2023

**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:

08/08/2023 16:44



 3  2.5  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending June 2023: \$2,550,000

## Comparable Properties



9 Kendall St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,995,000

Method: Private Sale

Date: 28/02/2023

Property Type: House (Res)

Land Size: 275 sqm approx



1/61a Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,951,000

Method: Expression of Interest

Date: 14/05/2023

Property Type: Townhouse (Single)



2/489 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,937,500

Method: Private Sale

Date: 04/04/2023

Property Type: Townhouse (Single)