

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

3/21 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 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	6/45a Ormond Esp ELWOOD 3184	\$547,500	27/05/2023
2	5/4 Avoca Av ELWOOD 3184	\$542,500	27/07/2023
3	4/58 Byron St ELWOOD 3184	\$505,000	30/08/2023

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:

09/10/2023 16:18



Rooms: 3
Property Type: Flat
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 June quarter 2023: \$690,000

Comparable Properties



6/45a Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$547,500
Method: Auction Sale
Date: 27/05/2023
Property Type: Apartment



5/4 Avoca Av ELWOOD 3184 (REI)

Agent Comments



Price: \$542,500
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment



4/58 Byron St ELWOOD 3184 (REI)

Agent Comments



Price: \$505,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000