

# 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

3/8a Dickens Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$900,000

&

\$925,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Elwood

Period - From 04/12/2023

to

03/12/2024

Source

Property Data

### 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	3/3 Cyril St ELWOOD 3184	\$925,000	11/11/2024
2	2/59 Shelley St ELWOOD 3184	\$927,000	08/11/2024
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:

04/12/2024 11:44

3/8a Dickens Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$900,000 - \$925,000

Median Unit Price

04/12/2023 - 03/12/2024: \$670,000



2 1 1

Property Type: Apartment

Agent Comments

## Comparable Properties



3/3 Cyril St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$925,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment



2/59 Shelley St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$927,000

Method: Private Sale

Date: 08/11/2024

Property Type: Unit

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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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