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

4/60 Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$680,000		&		\$740,000			
Median sale pi	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/54 Blessington St ST KILDA 3182	\$722,000	24/02/2024
2	1/2 Hood St ELWOOD 3184	\$720,000	16/12/2023
3	4/26 Blessington St ST KILDA 3182	\$700,000	27/10/2023

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:

29/02/2024 10:36



4/60 Dickens Street, Elwood Vic 3184

THE AGENCY





Property Type: Strata Unit/Flat Agent Comments

Brendan Walker 03 8578 0388 0459 763 955 brendanwalker@theagency.com.au

> **Indicative Selling Price** \$680,000 - \$740,000 **Median Unit Price** December quarter 2023: \$715,000

Comparable Properties



2/54 Blessington St ST KILDA 3182 (REI) Agent Comments



Price: \$722,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment

Agent Comments



1/2 Hood St ELWOOD 3184 (REI/VG)

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Price: \$720,000

Method: Auction Sale Date: 16/12/2023 Property Type: Apartment

4/26 Blessington St ST KILDA 3182 (VG)



Agent Comments



Price: \$700.000 Method: Sale Date: 27/10/2023 Property Type: Subdivided Flat - Single OYO Flat

Account - The Agency Victoria | P: 03 8578 0388





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