

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$740,000

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	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

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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2023: \$715,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/54 Blessington St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$722,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$720,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



4/26 Blessington St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 27/10/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - The Agency Victoria | P: 03 8578 0388