

## 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

6/2 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) (\*Delete single price or range as applicable)

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

G06/80 CARLISLE STREET ST KILDA VIC 3182	\$390,000	17-Jun-23
3/126 INKERMAN STREET ST KILDA VIC 3182	\$407,000	30-Jul-23
5/9 CAMDEN STREET BALACLAVA VIC 3183	\$405,000	31-May-23

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 6 months.~~

This Statement of Information was prepared on: 18 October 2023

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**G06/80 CARLISLE STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price **\$390,000** Sold Date **17-Jun-23**

Distance **0.46km**



**3/126 INKERMAN STREET ST KILDA  
 VIC 3182**

1 1 1

Sold Price **\$407,000** Sold Date **30-Jul-23**

Distance **0.68km**



**5/9 CAMDEN STREET BALACLAVA  
 VIC 3183**

1 1 1

Sold Price <sup>RS</sup> **\$405,000** Sold Date **31-May-23**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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