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

6/82 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between **$550,000** & **$600,000**

Median sale price

| Median price | $680,000 | Property Type | Unit | Suburb | Elwood |

Period - From **01/07/2023** to **30/09/2023** 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	10/2a Robe St ST KILDA 3182	$600,000	16/11/2023
2	4/11 Albion St BALACLAVA 3183	$580,000	15/11/2023
3	16/131 Brighton Rd ELWOOD 3184	$571,000	14/11/2023

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: 05/12/2023 09:30

CONSUMER AFFAIRS VICTORIA

2   **-**   🚗

Property Type: Apartment

Agent Comments

Comparable Properties

10/2a Robe St ST KILDA 3182 (REI)

2   **1**   🚗 **1**

Price: $600,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Apartment

Agent Comments

4/11 Albion St BALACLAVA 3183 (REI)

2   **1**   🚗 **1**

Price: $580,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment

Agent Comments

16/131 Brighton Rd ELWOOD 3184 (REI)

2   **1**   🚗 **1**

Price: $571,000
Method: Sold Before Auction
Date: 14/11/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372