#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$460,000

#### Property offered for sale

g06/12-14 Dickens Street, Elwood Vic 3184
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#### Indicative selling price

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

Range between \$460,000	&	\$500,000
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#### Median sale price

Median price	\$670,000	Pro	perty Type	Jnit		Suburb	Elwood
Period - From	01/04/2024	to	31/03/2025		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 3/8 Pine Av ELWOOD 3184 \$465,000 12/04/2025 2 3/119 Tennyson St ELWOOD 3184 \$495,000 26/03/2025

#### OR

3

6/5 Dickens St ELWOOD 3184

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:	27/05/2025 15:04



31/01/2025



lliass Okaf 03 8644 5500 0481 797 691 iliassokaf@jelliscraig.com.au

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price Year ending March 2025: \$670,000



Property Type: Apartment
Agent Comments

### Comparable Properties



3/8 Pine Av ELWOOD 3184 (REI)

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Price: \$465,000 Method: Auction Sale Date: 12/04/2025

Property Type: Apartment

Agent Comments



3/119 Tennyson St ELWOOD 3184 (REI/VG)

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**Agent Comments** 

Price: \$495,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment



6/5 Dickens St ELWOOD 3184 (REI/VG)

1

Price: \$460,000 Method: Private Sale Date: 31/01/2025

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Agent Comments

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500





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