

# 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 206/12-14 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)

Range between \$585,000 & \$625,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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	8/6-8 Cyril St ELWOOD 3184	\$600,000	05/07/2024
2	305A/33 Inkerman St ST KILDA 3182	\$585,000	30/05/2024
3	310/78 Inkerman St ST KILDA 3182	\$590,000	13/04/2024

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: 29/07/2024 14:26



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$585,000 - \$625,000

**Median Unit Price**

June quarter 2024: \$700,000

## Comparable Properties



**8/6-8 Cyril St ELWOOD 3184 (REI)**

**Agent Comments**

2   1   1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 05/07/2024

**Property Type:** Apartment



**305A/33 Inkerman St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$585,000

**Method:** Sold Before Auction

**Date:** 30/05/2024

**Property Type:** Apartment



**310/78 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

2   1   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 13/04/2024

**Property Type:** Apartment

**Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951**



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