

# 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

3/8a 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 \$850,000 & \$910,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Elwood

Period - From 01/01/2022 to 31/12/2022 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	4/61 Blessington St ST KILDA 3182	\$900,500	07/10/2022
2	1/10a Mitford St ST KILDA 3182	\$878,000	13/02/2023
3	1/39 Mitford St ELWOOD 3184	\$860,000	03/12/2022

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:

15/03/2023 11:23



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$910,000

**Median Unit Price**

Year ending December 2022: \$665,000

## Comparable Properties



**4/61 Blessington St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$900,500

**Method:** Private Sale

**Date:** 07/10/2022

**Property Type:** Apartment



**1/10a Mitford St ST KILDA 3182 (REI)**

**Agent Comments**

2   1   1

**Price:** \$878,000

**Method:** Private Sale

**Date:** 13/02/2023

**Property Type:** Apartment



**1/39 Mitford St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 03/12/2022

**Property Type:** Apartment

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