

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

1/84-86 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$545,000

Unit X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
1/1 Meredith St ELWOOD 3184	\$887,000	26/02/2017
12/27 Dickens St ELWOOD 3184	\$855,000	04/03/2017
6/49 Broadway ELWOOD 3184	\$820,000	15/05/2017