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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

June quarter 2017: \$655,000

Comparable Properties



2/24a Tennyson St ELWOOD 3184 (REI)

Agent Comments

 1  1  -

Price: \$460,000

Method: Sold Before Auction

Date: 07/07/2017

Rooms: -

Property Type: Apartment



206/35-39 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$435,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 2

Property Type: Apartment



11/29 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$430,000

Method: Private Sale

Date: 07/06/2017

Rooms: -

Property Type: Apartment

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 25/5 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$655,000

Unit X

Suburb Elwood

Period - From 01/04/2017 to 30/06/2017

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
2/24a Tennyson St ELWOOD 3184	\$460,000	07/07/2017
206/35-39 Ormond Rd ELWOOD 3184	\$435,000	08/07/2017
11/29 Charnwood Rd ST KILDA 3182	\$430,000	07/06/2017