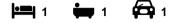
25/5 Dickens Street, Elwood Vic 3184





Rooms: Property Type: Apartment Agent Comments

Chisholm&Gamon

Trish Mulcahv 03 9531 1245 0419 446 313 trish@chisholmgamon.com.au

> **Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** June quarter 2017: \$655,000

Comparable Properties



2/24a Tennyson St ELWOOD 3184 (REI)



Price: \$460,000 Method: Sold Before Auction Agent Comments

Agent Comments

Agent Comments



Date: 07/07/2017 Rooms: -Property Type: Apartment

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

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)



Price: \$430,000 Method: Private Sale Date: 07/06/2017 Rooms: -Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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	25/5 Dickens Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$420,000		&		\$460,000					
Median sale price										
Median price	\$655,000		Unit	х	Subur	rb Elwood				
Period - From	01/04/2017	to	30/06	6/2017	Source RE	EIV				

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

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

propertydata

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