

**UNIT Offered for Sale**

Section 47AF of the Estate Agents Act 1980

3/1A Dickens Street Elwood VIC 3184

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 &amp; \$650,000

**Median Sale Price**

\$615,000 Units in Elwood between 01 Sep 2018 - 31 Aug 2019




Source: CoreLogic

**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.






**3/46-48 Ruskin Street Elwood VIC 3184** Sold Price **\$640,000** Sold Date **22-May-19**

 2  1  1 Distance **0.91km**






**2/1 Lambeth Place St Kilda VIC 3182** Sold Price **\$630,000** Sold Date **17-Aug-19**

 3  1  1 Distance **1.09km**



**7/45A Ormond Esplanade Elwood VIC 3184** Sold Price **\$680,000** Sold Date **02-Aug-19**

 2  1  1 Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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