

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 2/33 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$975,000 & \$1,072,500

Median sale price

Median price \$2,285,000 House Unit Suburb Elwood

Period - From 01/10/2017 to 31/12/2017 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	1/115 Tennyson St ELWOOD 3184	\$1,070,000	31/05/2017
2	2/511 St Kilda St ELWOOD 3184	\$1,060,000	24/08/2017
3	7/33 Tennyson St ELWOOD 3184	\$970,000	20/02/2017

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.



3 1 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$975,000 - \$1,072,500
Median House Price
December quarter 2017: \$2,285,000

Comparable Properties



1/115 Tennyson St ELWOOD 3184 (VG)

[Agent Comments](#)

2 - -

Price: \$1,070,000
Method: Sale
Date: 31/05/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat



2/511 St Kilda St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$1,060,000
Method: Private Sale
Date: 24/08/2017
Rooms: -
Property Type: Townhouse (Unit)



7/33 Tennyson St ELWOOD 3184 (VG)

[Agent Comments](#)

2 - -

Price: \$970,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: Unit