

# 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

1/117 Tennyson Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price \$646,000 Property Type Unit Suburb Elwood

Period - From 07/10/2018 to 06/10/2019 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                              | 2/8 Southey St ELWOOD 3184       | \$707,500 | 22/09/2019   |
| 2                              | 2/99 Spray St ELWOOD 3184        | \$645,000 | 15/06/2019   |
| 3                              | 3/141 Glen Huntly Rd ELWOOD 3184 | \$634,000 | 07/09/2019   |

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.~~

This Statement of Information was prepared on:

07/10/2019 09:35

1/117 Tennyson Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

07/10/2018 - 06/10/2019: \$646,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/8 Southey St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 -

**Price:** \$707,500

**Method:** Sold Before Auction

**Date:** 22/09/2019

**Property Type:** Apartment



**2/99 Spray St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** Apartment



**3/141 Glen Huntly Rd ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$634,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Apartment

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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.