



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2017: \$655,000

Comparable Properties



4/7a Coleridge St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$567,000

Method: Private Sale

Date: 17/05/2017

Rooms: 3

Property Type: Apartment



16/30 Shelley St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$543,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment



4/112 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 04/07/2017

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

12/37 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000

&

\$550,000

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
4/7a Coleridge St ELWOOD 3184	\$567,000	17/05/2017
16/30 Shelley St ELWOOD 3184	\$543,000	17/06/2017
4/112 Tennyson St ELWOOD 3184	\$540,000	04/07/2017