

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

4/115 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2020

to

30/06/2021

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	G03/35 Ormond Rd ELWOOD 3184	\$790,000	15/05/2021
2	4/129 Glen Huntly Rd ELWOOD 3184	\$780,000	07/08/2021
3	2/22 Wave St ELWOOD 3184	\$772,000	30/06/2021

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:

21/09/2021 13:08

4/115 Tennyson Street, Elwood Vic 3184

ATRIA
REAL ESTATE

Simone Chin
03 8680 9461
0403 857 266

simone@atriarealestate.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending June 2021: \$675,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

G03/35 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



4/129 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Apartment



2/22 Wave St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$772,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment

Account - Atria Real Estate



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