

## 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

1/61a 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)

Single price \$1,745,000

**Median sale price**

Median price \$1,700,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2018

to 30/09/2018

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	36 Selwyn Av ELWOOD 3184	\$1,805,000	06/07/2018
2	5/3 Robe St ST KILDA 3182	\$1,735,000	06/10/2018
3	2/61a Tennyson St ELWOOD 3184	\$1,615,000	10/08/2018

**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.



**Rooms:**

**Property Type:** Townhouse

**Land Size:** 117 sqm approx

Agent Comments

## Comparable Properties



**36 Selwyn Av ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx

**5/3 Robe St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$1,735,000

**Method:** Private Sale

**Date:** 06/10/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/61a Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,615,000

**Method:** Private Sale

**Date:** 10/08/2018

**Rooms:** -

**Property Type:** Townhouse (Single)