

## 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

98 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 \$1,750,000

&amp;

\$1,825,000

## Median sale price

Median price \$2,430,000

House

X

Unit

Suburb Elwood

Period - From 01/01/2018

to

31/03/2018

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	38 Milton St ELWOOD 3184	\$1,910,000	23/03/2018
2	57 Spray St ELWOOD 3184	\$1,850,000	28/05/2018
3	41 Addison St ELWOOD 3184	\$1,800,000	29/04/2018

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.~~



3 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 273 sqm approx

Agent Comments

## Comparable Properties



**38 Milton St ELWOOD 3184 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 23/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 340 sqm approx



**57 Spray St ELWOOD 3184 (REI)**

Agent Comments

3 1 2

**Price:** \$1,850,000

**Method:** Sold After Auction

**Date:** 28/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 323 sqm approx

**41 Addison St ELWOOD 3184 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 29/04/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 278 sqm approx