

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

3/67 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$715,500

House

Unit

X

Suburb

Elwood

Period - From

01/10/2017

to

31/12/2017

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	3/53 Tennyson St ELWOOD 3184	\$455,000	18/10/2017
2	2/193 Brighton Rd ELWOOD 3184	\$455,000	27/11/2017
3	2/199 Hotham St RIPPONLEA 3185	\$440,000	05/11/2017

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.~~

3/67 Tennyson Street, Elwood Vic 3184

Chisholm&Gamon

Daniel Svak

03 9531 1245

0400 298 923

dsvak@chisholmgamon.com.au

Indicative Selling Price

\$450,000

Median Unit Price

December quarter 2017: \$715,500



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/53 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$455,000

Method: Private Sale

Date: 18/10/2017

Rooms: -

Property Type: Apartment



2/193 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Private Sale

Date: 27/11/2017

Rooms: 3

Property Type: Apartment



2/199 Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 05/11/2017

Rooms: -

Property Type: Apartment