

# 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

57 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 \$3,400,000 & \$3,600,000

### Median sale price

Median price \$2,490,000 Property Type House Suburb Elwood

Period - From 01/01/2022 to 31/03/2022 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	20a Docker St ELWOOD 3184	\$3,681,000	25/05/2022
2	31 Shelley St ELWOOD 3184	\$3,650,000	07/03/2022
3	193 Ormond Rd ELWOOD 3184	\$3,450,000	28/03/2022

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:

18/06/2022 08:10

57 Tennyson Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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**Indicative Selling Price**

\$3,400,000 - \$3,600,000

**Median House Price**

March quarter 2022: \$2,490,000



 5  2  2

**Property Type:** House

Agent Comments

## Comparable Properties



**20a Docker St ELWOOD 3184 (REI)**

Agent Comments

 4  3  2

**Price:** \$3,681,000

**Method:** Private Sale

**Date:** 25/05/2022

**Property Type:** Townhouse (Single)



**31 Shelley St ELWOOD 3184 (REI)**

Agent Comments

 5  3  2

**Price:** \$3,650,000

**Method:** Expression of Interest

**Date:** 07/03/2022

**Property Type:** House

**Land Size:** 307 sqm approx



**193 Ormond Rd ELWOOD 3184 (REI)**

Agent Comments

 4  3  3

**Price:** \$3,450,000

**Method:** Sold Before Auction

**Date:** 28/03/2022

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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