Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Tennyson Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,600,000			
Median sale pi	rice							
Median price	\$2,490,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress 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

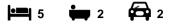
OR

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





Property Type: House Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price March quarter 2022: \$2,490,000

Comparable Properties



20a Docker St ELWOOD 3184 (REI)



Price: \$3,681,000 Method: Private Sale Date: 25/05/2022 Property Type: Townhouse (Single) Agent Comments



31 Shelley St ELWOOD 3184 (REI)



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)

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Price: \$3,450,000 Method: Sold Before Auction Date: 28/03/2022

Date: 28/03/2022 Property Type: House (Res) Land Size: 415 sqm approx

Agent Comments

Agent Comments

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





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